MOUNTAIN PARK SPECIET D /1

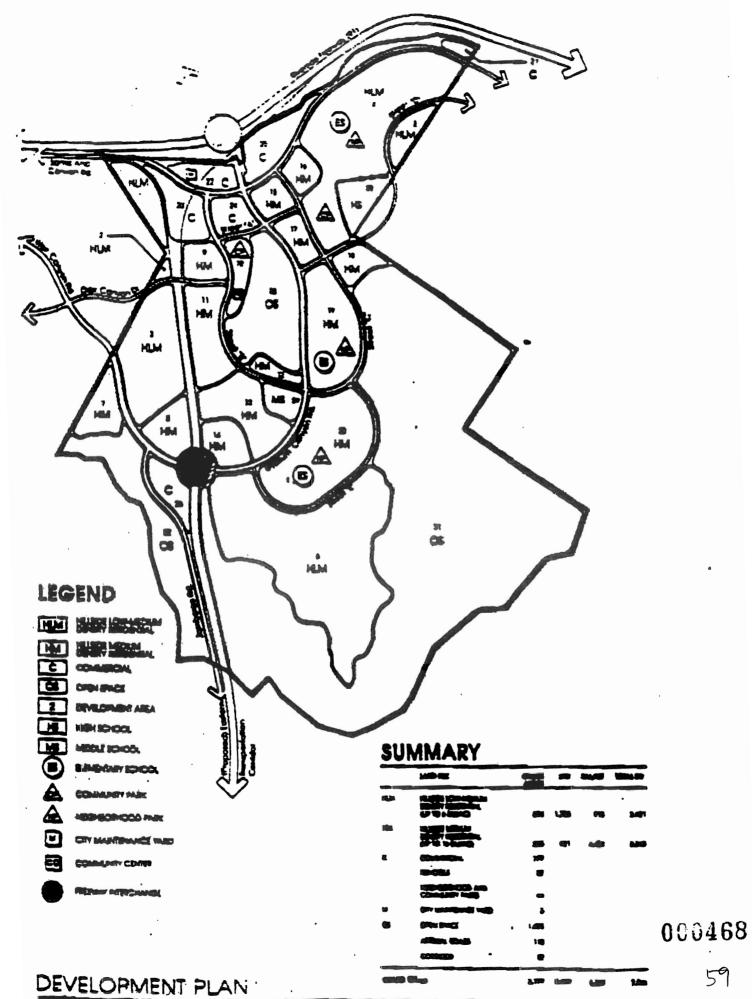


Table |
DEVELOPMENT PLAN STATISTICAL SUMMARY

General Plan Local View Ornicastics	Dev.	Gran AG	570	ELADE	Total DU	Apprez. Density
Hithide Low-Medium Density/Ranidential (Up to 6 DU/AC) Sub-Total	1 2 3 4 5	35 5 108 198 25 372 604	90 25 272 843 0 272 1,705	0 255 255 81 	90 25 436 801 81 	8.6 8.9 4.0 8.3 8.1
Hilleide Medium Density/Residential (Up to 16 DU/AC)	7 8 9 11 13 13 14 15 16 17 18	35 37 36 39 14 73 34 22 31 34 30		\$11 \$60 164 621 224 434 375 580 580 548 516 528	811 860 294 621 224 868 878 870 880 880 846 846	8.8 9.7 10.9 10.3 18.0 7.8 18.7 18.8 18.7 14.4 10.3 6.8 8.8
Sab-total		105	931	4,434	8,945	
General Commercial Sub-Tatal	32 33 34 34 36 37	33 43 37 46 33 _2 171			•	
Migh School Middle School Memoriney Schools Sub-Total	33 35	20 20				
Neighborhood and Community Parks Open Space Sub-Total		44 *** 1,472				
City Maintenance Yard Arterial/Reads Esstern Transportation C	orridor	£ 110 52				
grand total		3,179	2,629	8,227	7,986	

Elementary echoni and neighborhood pack acrenges are excluded.

School and park servages are intended to must the established requirements of the responsible according

Mr. Paul Lanning
Environmental Project Planing Division
Orange County
300 N. Flower
Room 321
Santa Ana California 92702

Subject: Musick Jail Expansion EIR

October 4, 1996

Post-It Fax Note 7671	Date / O · Y Stages 4			
TO PAUL LANNING	From J. RICHERT			
COPORTEIR PLANNING	Co.			
Phone #	Price 470 7093			
F= 834 6132	Fax •			

Dear Mr. Lanning:

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I would like to submit the following comments regarding the Musick Jail Expansion Environmental Impact Report.

The EIR is not an unbiased document. It appears to support a conclusion that has already been reached, and was prepared by a company selected without competitive bidding. It glosses over issues, downplays others, and uses dubious statistics to validate its conclusions. All of the objections raised by local residents have been reduced to insignificant, as you would expect from a work of fiction. The following are specific areas of concern:

Theo Lacy facility is inaccurate. Theo Lacy is mostly surrounded by commercial buildings and a shopping mall. The Musick facility is right next clour to residential strigle-family homes. To equate land use at Musick to Theo Lacy is comparing apples and oranges and invalidates any comparison of land use issues. The EIR states that the City of Lake Forest can pass an ordinance preventing undesirable land uses, such as ball bonds offices. This will not stop criminal elements from cruising our streets in search of such a facility, however, and the EIR does not adequately address the effect of released convicts or visitors in our area because it compares Theo Lacy to Musick.

The EIR disagrees with the City of Lake Forest's request for additional patrol deputies without any detailed explanation. It simply disagrees that there will be any effect on crime in our City. This is illogical, as any reasonable person would conclude that over 140 visitors per day and the release of prisoners in our area would certainly add a criminal element that does not exist today. To deny this conclusion is absurd.

The EIR uses INCORRECT data regarding the effect of the Musick expansion on traffic in our area:

- 1. Average daily trips on Bake Parkway are NOT 21,000 as reported. A study done by the City of Lake Forest in <u>July 1996</u> shows over 39,000 daily trips on Bake Parkway.
- 2. Four major intersections identified in the EIR "exceed Measure M performance standards", and two of these are already level of service "D". This study is based on old information (reference above), and the intersections are probably level of service "E" at this time.

 600470

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- 3. The EIR does not address the traffic impact of the El Toro Reuse plan COMBINED with the Musick Jail expansion. The additional 1300 average daily trips generated by the Musick expansion will cause more traffic jams on our already impacted streets, especially Bake Parkway, due to the recent opening of the Bake/5 Freeway interchange.
- 4. Take a look for yourself. Traffic on Bake between Trabuco and the 5 freeway is bumper to bumper right now! It's a nightmare of improper planning!

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The addition of additional traffic from the Musick expansion, the use of invalid traffic volumes in the EIR, and the failure to incorporate the additional traffic volume of the El Toro Reuse plan invalidates the conclusion that traffic congestion can be mitigated for the Musick Jail expansion.

The EIR states there has been little or no impact on property values. WRONG!!!!!!

Please refer to the attached Orange County Register article from September 15, 1996, which shows an 8.6 % decline in Lake Forest home sale prices in August/early September 1996 compared to the same period in 1995.

The EIR compared selling prices in the period of April 1996 through July 1996, which is not realistic because it did not include adequate study time to consider the normal 60 to 90 day escrow period. In addition, you have already received testimony from both existing and prospective Lake Forest homeowners who either cannot sell their property or refused to purchase property in Lake Forest due to the proposed Musick Jail expansion. The EIR is absolutely false in stating its conclusions.

Insufficient study was done for ALTERNATIVES to the Musick Jail expansion. This is mostly due to the rush to get the Musick EIR approved in time for the vote of the lame-duck Board of Supervisors and the approval of the bond measure on the November 5th ballot to fund the jail.

The EIR states that the LRA denied the Sheriff's request for 250 acres at the El Toromarine base despite the fact the "this large piece of land, or even a smaller site, would be able to accommodate County jail facilities easily, even beyond the year 2006".

Why would the LRA (the Board of Supervisors) deny this request? Was 100 acres (the proposed Musick size) requested or considered by the LRA? Was any other consideration given to SPECIFIC locations at the marine base?

The EIR does not give adequate consideration or explanation to the 1995 Grand Jury recommendation to expand the existing Santa Ana jail, located near the court facilities. Again, this appears to be because of the RUSH to get the Musick location approved on an arbitrary schedule dictated by the need to have the existing lame-duck Board of Supervisors approve the project.

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The long-term operating cost of the jail and the funding of this cost is not addressed in the EIR. Neither is the long-term availability of jail space. Although these issues are not "environmental", they must be considered. If construction of the proposed Musick expansion is scheduled to take three years, and if the expanded Musick jail reaches capacity again in the year 2006, what next? Will Musick the proposed for additional expansion again? What will be the long-term environmental impact on our community after 2006 if this happens? Will we have 10,000 or 20,000 prisoners in our community?

Wouldn't a better ALTERNATIVE be a location that can accommodate future expansion after the year 2006?

11

This issue is not addressed in the EIR and should be, as the future ADDITIONAL expansion of the Musick facility beyond the year 2006 WILL HAVE SEVERE EFFECTS ON OUR COMMUNITY.

The Musick expansion EIR is a shoddy piece of work which is obviously intended to smooth over the legitimate and real concerns of our community, as validated in the reduction in Lake Forest home selling prices in the last two months. It does not adequately address the issues of potential crime, traffic congestion, property values, and alternative locations for the long-term. It does not address the larger issue of putting a maximum security jail in close proximity to residential areas, which is bad public policy. For these reasons, the Musick Jail expansion EIR should be rejected as a pure work of fiction.

Sincerely

Jim Richert

24861 Via Del Rio

Lake Forest, Ca. 92630

(714) 458-6806

Mr. Paul Lanning 300 N. Flower St, 3rd Floor P.O. Box 4048 Santa Ana, CA 92702-4048

Dear Mr. Lanning,

Please let the record show that we strongly oppose the expansion of Musick jail to a maximum-security facility. Our home is extremely near the Musick jail and we have deep concern about the adverse effect a jail of this size and make-up will have on our property values, our security as immates are released nearby, and the presence of gang members who come to visit incarcerated friends. It is wrong to have a correctional facility for those requiring maximum-security so close to a residential area.

We know that other options have been considered (more remote areas of the County). Frankly, we fail to understand why expansion of Musick is the answer. Please reconsider other options and consider the feelings of the community surrounding the jail.

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Sincerely,

Kendra & Scott Wieland

21562 Sitio Verano

Lake Forest, CA 92630

(714) 951-7256

\$0150 too



CITY OF LAGUNA HILLS

Development Services October 4, 1996

County of Orange EMA/Environmental Planning Division P.O. Box 4048 Santa Ana CA 92702

Attention: Mr. Paul Lanning

Dear Mr. Lanning:

The City of Laguna Hills has completed its review of DRIR 564 for the James A. Musick Jail expansion project, and we have the following comments:

- 1. Thirty-nine acres recommended for conveyance to the County of Crange/Sheriff-Coroner for Musick expansion, which are included in the Bi Toro Reuse Plan, have not been included as part of the project description. Both the DEIR and the Reuse Plan indicate that this property may be used for farming activities in the near-term and for long-term expansion of jail facilities. Failure to include the parcels constitutes impermissible piecemealing of the project, and understates the potential for both future expansion and consequent significant impacts.
- 2. The facility should be analyzed at the court mandate maximum crowding level of 130 percent of rated beds. The County's own documents show a "worse case" capacity of 9,312 inmates, which should be the basis for all analysis in the DEIR.
- 3. The DEIR fails to adequately address, and to identify, significant project impacts. Of particular concern, the failure to analyze the project at crowded capacity distorts much of the impacts analysis. A fuller capacity project, for example, leads to increases in visitors, traffic, and air pollution. The impacts analysis must be redone using full capacity figures.
- 4. The DEIR also fails to identify a number of significant unmitigated impacts, including loss of prime farmland (project and cumulative), PM10 and NOx impacts; impacts to fire and law enforcement services; and hazardous materials impacts.

County of Orange Mr. Paul Lanning Page 2

5. The DEIR contains no systematic analysis of Project alternatives that would disclose the environmental effects of various alternatives available to the County. Instead, the County seeks to avoid its obligation to analyze alternatives by relying on several excuses, none of which is accurate. For example, the County claims that its bankruptcy constrains its ability to consider alternative sites. In fact, the bankruptcy documents allow the County to develop any properties it owns currently or to sell existing properties and use the funds to purchase simultaneously other properties that are equally valuable. In other words, the County could sell the Musick site and use the funds to buy another site elsewhere. The DEIR also claims that fiscal considerations make other alternatives infeasible. This excuse is unsupported in the DEIR, because the document contains no analysis or estimate of the cost of the proposed Musick facility. Sheriff Department documents have estimated the cost of a similar facility to be in excess of \$1 billion; if this is the cost. then the proposed Musick facility clearly is infeasible and other, lower-cost alternatives must be considered by the County. Finally, the County frequently excuses its failure to consider alternative sites by timing considerations. Given that the DEIR suggests that the Musick facility will not be built until 2001 --- and there is no reason that significant funding for any construction will be available any time soon — the County cannot rely on supposed timing considerations to justify its elimination of project alternatives. A comprehensive review of all possible alternatives must be included in the DEIR, including a site-specific analysis of the environmental impacts of each alternative, and specific factual information must be included to the record to justify the rejection of any alternatives.

Even the DEIR's cursory, inadequate review of alternatives identifies several options that would be environmentally superior to the proposed project. Each of these environmentally superior alternatives must be expressly identified and should be designated as preferred alternatives: Reduce the Size of Musick Project to Serve South County Residents (Alt. 7.6), the Grand Jury Report Alternative (Alt. 7.7); Limited Expansion of Musick Alternative (Alt. 7.8); Limit Inmate Classifications Alternative (Alt. 7.10); Release of Inmates at IRC Alternative (Alt. 7.11); and the Santa Ana Main Jail Expansion Alternative (not separately analyzed in the DEIR).

other documents prepared by the County, without explaining the significance of what is being incorporated. Such wholesale, unexplained incorporation is a violation of CEQA Guidelines Section 15150. To the extent other documents are going to be relied on, it must be done in a discrete manner that is intelligible to the reader of the DEIR. Even worse, DEIR 564 incorporates by reference and relies heavily upon EIR 464, prepared by the County for the proposed Katella-Douglass Jail. EIR 464 was specifically invalidated by the Orange County Superior Court in a lawsuit brought by the City of

County of Orange Mr. Paul Lanning Page 3

Anaheim, and the errors in the document were never corrected.

Unfortunately, due to the need to also review DEIR 563, the Marine Corps Air Station El Toro Community Reuse Plan EIR, during the past two weeks; it was impossible for our staff to devote a significant amount of time on the review of DEIR 465. Consequently, our comments are more broad in nature, and not as specific as could have been provided if given adequate time to review the two very lengthy, complex, and convoluted documents. However, it is evident from our review and comments that DEIR 564 is totally inadequate and needs to be re-written and recirculated for public review prior to certification.

Sincerely,

MICHAEL THIELE

Mil think

Planning Director, AICP

MT:se

cc: Bruce Channing, City Manager

Detober 1, 1996

Up. Paul Launing County Planner & Project Hanager 300 N. Flower St., 3rd Floor P. O. Box 40 48 Santa ana, CA 92702-4048

Dear utr. Lauring.

This letter is to protest the required jail expansion from a minimum-security facility to house more than 7,500 immates.

This expansion would be dixaxtous to the safety of the homeowness of the area. I gain members will tome & vixit their friends, have around in a nearby part with their homies, and maybe go on a robbing & thooking spree in the neighborhood — just for fem! The EIR does not bring up that subject.

The construction of a maximumsecurity joil next to family neighborhoods is bad public policy re-bad example to other counter. 000478 6 Louning County Planner & Project yor.

fast, but not black, the jail expansion will have a propound negative impact on already-depressed property values.

you would never have entertained the 2 idea of even looking into such a project.

I appeal to you to deny any proposal that will endanger the xafety of the unocent from people who ignore the law. Why should the innocent suffer so because of the xius of the criminals?

> Quicerely Madia Boukos

> > Nadia Boutros 25462 Yourtville Lake Forest CA 92630

P.S. Please remember that if any of you lived in the area, you would never have entertained the idea of wen looking into such a froject!

David Melvold 24 Sonrisa Irvine, California 92620

October 3, 1996

Mr. Paul Lanning, Project Manager Environmental and Project Planning Environmental Management Agency 300 N. Flower Street, Room 321 P. O. Box 4048 Santa Ana, California 92702

> Re. Draft EIR 564 James A. Musick Jail Expansion

Dear Mr. Lanning:

In response to the Draft Environmental Impact Report No. 564 on the James A. Musick Jail Expansion and Operation, Relocation of Interim Care Facility, and the Southeast Sheriff's Station, I have the following comments and concerns to convey.

- The County and its consultants continue to play the misleading game of semantics by calling the proposal an "EXPANSION" rather than the appropriate term "CONVERSION". If accuracy of communications is the intent, the name "conversion" would more fittingly convey the complete concept of the intended goal for the Project. If the intent is to slip the Project by as merely more of the same, the term "expansion" would be appropriate. This suggested name change was proposed because I do not believe the County wants to convey a perception of deceit rather than upfront to constituents!
- 2. [3.1, Page 20] Regarding Goal 3, since final attainment is Year 2006, the budget sources and financial opportunities can surely be expected to change from that which is now foreseen. The fixation on a singular particular project at this time appears indefencible. Suggest the DEIR included assessment of a variety of buildout alternatives based on the amount of funding available.

STATEMENT OF NEED

- 3. [Page 23] If 882 criminals who were released early were arrested on new charges, it is a good indication that released inmates are proned in significant numbers to commit further crimes. Therefore a procedure of release at Musick could be expected to result in additional crimes in the Irvine/Lake Forest communities.
- 4. Those cities which chose to build their own detention facilities may do so because they have a very large portion of the total arrests made within the County -- far more than the numbers indicated for Irvine and Lake Forest. Consequently, that may be a smart financial decision but the fact that the others have not should not imply or be construed as an unwillingness to "carry their share of the burden". The DEIR should give the number of arrested annually in each of these cities which

have built their own facilities in the last few years.

- 5. [Table 5, Page 25] The numbers of existing capacities in comparison to that needed in the near future is a good justification for another jail(s) but not necessarily for any particular location(s) or site(s), i.e., it doesn't follow that the jail must be at the Musick site and for the full shortfall through the Year 2006. The DEIR should furnish the rationale for the necessity of the Musick site and only the Musick site.
- 6. If the Musick jail currently has a rating of 713 beds but is housing as many as 1200 inmates, i.e., a utilization that is 76% above rating, why can't a similar overcrowding be possible with a 7,584 bed rating in the future or 13,347 inmates? if not, why not?
- 7. [Table 6, Page 26] The table gives only the data on arrests from south County cities. Without comparable data on all cities within the County, it is not possible to determine which cities contribute the most and, using that as a factor in site locating, which city or cities ought to be the home for new jails. Obviously, with Lake Forest and Irvine accounting for only 3% of the bookings in 1995, it would not be appropriate to locate the jail in their communities if numbers of bookings were the siting criterion. Therefore, in difference to the DEIR, the data in Table 6 does not justify consideration of an all-classification jail facility in southern Orange County.
- 8. [Page 27] Using a 10-mile radius doesn't increase the percentage of arrestees coming from Irvine and Lake Forest and therefore only increases the justification of a jail within south Orange County but not within Irvine or Lake Forest areas specifically. In addition with more than 75% of the arrests coming from other than south County, the data would actually justify the placement of new jail facilities in other than the south County or at minimal a splitting into 2 or more facilities! Why place 80% of the high-security jail capacity in the portion of the County which contributes less than 25%?
- 9. The statement that "there is demand for jail facilities in the south County area as a result of <u>its own crime</u>..." is a degrading remark and without merit as the critical component is from whence the criminals are based (the "source" so to speak), not which neighborhood may be victimized. One might ask why "America's Safest City" and for four years running the "safest large city in California" as decreed by the FBI must have a jail?

PROJECT DESCRIPTION

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10. [4.1.3, Page 36] Why wouldn't the new Sheriff's Station cover the

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County area of Lower Peters Canyon located between Jamboree and Culver Drive and north of the I-5 Freeway? What is the percent of identified funding for this project, i.e, is 100% of the needed funds expected to be available when needed to construct the station?

- 11. [4.1.6, Page 39] It is stated that inmates authorized for release will be processed and released directly from the Musick complex and will commence with completion of Complex 1 (Page 42). Transportation by friends or family will be encouraged but not required. This procedure is not in keeping with even current practice for Musick Jail which is per Page 129 to only release those at Musick who have family or friends picking them up otherwise those inmates who do not have transportation off the facility are bused to Santa Ana for release. And the latter procedure involves only low-security inmates whereas the future will involve maximum-security inmates! Obviously, there was more consideration for the local community in setting up the current jail arrangement than is being contemplated for the future jail. The DEIR should explain why the continuation of the current procedure is not proposed especially in light of the change of inmate classification.
- 12. [Exhibit 6, Page 40] From a comparison of Exhibit 6 with Exhibit 3 of the NOP, it is apparent that the site layout has been rearranged. It appears to be an improvement in that the farm land and anxiliary buildings are used as buffers to the neighborhood. Will all of the farm lands still be productive if used in this fashion? Will the trees along the east side be retained? If not, what size will the trees be when planted and how far apart? How will agriculture activities continue uninterrupted during construction since the majority of the 22 acres will not be available until the existing jail facilities are torn down yet initial construction of Complex 1 and buildings along southerly boundary will terminate most of the existing farming? Per Page 45, the existing inmates will not move until Complex 2 is complete. Therefore, the important note that agriculture use will continue to be used is not technically correct in consideration of all phases of the project.
- 13. [Page 41] I believe it is a plus that no guard towers will be used.
- 14. [Page 42] What specifically is the type of fencing to be used for the interior double fence?" Will it be chain-link fencing topped with razor-wire? Exhibit 16 (Page 83) implies that the security fencing will not be visible by an adult pedestrian on the adjacent sidewalk. Will the security fencing be visible from vehicles on Alton or pedestrains on the sidewalk on the opposite side of Alton?
- 15. No parking on Alton Parkway adjacent to the Jail is a plus and must be made a Condition of Approval should the Project be approved.

- 16. Funds for Alton Parkway are not expected to be available until Year 2001. Does this mean that the initial construction of the Project will not be placed in service until Year 2001? If not, how will traffic be routed to the new project and parking structure?
- 17. [Page 43] It is not clear just how many visitors are expected at peak time? From <u>Visiting</u>, it would appear that inmates could expect as many as two visits per week or for 7,584 inmates that would be 15,165 visitors minimum as it is not clear whether more than one visitor may visit during a given visit. If more than one at any given time, more vehicles could be expected. Please clarify.

Under Complex 1, 141 visitors are expected per day;, Complex 2, 265 additional visitors per day; Complex 3, a total of 627 visitors per day. How were these numbers determined since on Page 43 it is stated that the actual visiting schedule to be established after opertation, i.e., how many days per week are expected to be visiting days and during what hours?

- 18. For Complex 1 and 3, how many "rated beds" does "864 additional inmates" and "3,840 beds", respectively, equate? For some unknown reason, only Complex 2 capacity is given in rated beds.
- 19. [Pages 45 & 46] For <u>Staffing</u> listed under each complex, one is referred to Exhibits 8a and 8b. However, these exhibits list only the new staffing. What is the total or existing staffing to be added to the new staffing in each complex?
- 20. Under <u>Transportation</u>, the number of buses per day expected to provide inmate transportation to the courthouse goes from 8 to 16 with just the first two complexes. What is the number of expected trips when all three complexes are in service as it is not given in the DEIR? Extrapolating the number using the same ratio, a total of 32 round trips or 64 one-way trips would be expected. As previously suggested, these buses should go via either Alton or Bake Parkways to the I-5 and not travel through the residential communities of Irvine and Tustin.

In similar fashion to camoufluging or minimizing the Jail presence by landscaping, etc., the community would like to minimize the visibility of the buses to the residential communities. This appears to be a reasonable and minimal request.

21. [4.2, Page 50] How does the sold COPs (Certificates of Participation) in the County's financial recovery program furnish funds for the Jail? My understanding for the proceeds of the bond sale was to provide money to pay off the outstanding County debts and not to finance future capital improvements. Should this reference be to

state's COPS (Citizen Option for Public Safety) funding program established this year by the State Legislature?

22. If through flexibility Complex 3 is the first complex to be built, where are the existing inmates to be placed as Complex 3 can not be installed before the major portion of the existing facilities are removed?

EIR - GENERAL

23. [5.0, Page 53] It is not clear what is meant by the statement that "this EIR will not engage in repetitive discussions of issues resolved in previous EIRs" since EIRs are required on specific projects and issues developed and assessed on a case-by-case basis. How can a resolution to an issue on another proposal be incorporated as a resolution herein on this proposal. Simply because the same issue may surface and the same resolution be proposed most assuredly does not justify the exclusion of the airing of the issue again in this proposal. The specific issue used as the example -- security considerations -- can not be excluded since without an assessment there is no certainty that the situations are identical, i.e., similar physical arrangement and security measures & procedures, etc. If anything, because of the contentiousness of this issue, I would believe that the County would rather error on the side of excess inclusion rather than exclusion of issues and details.

LANDFORM, SOILS & GEOLOGY

- 24. [5.1, Page 53] There is no assessment of toxic compounds such as DDT in the soil even though used for some time as agriculture farm lands. Much of the previous Irvine Ranch lands have DDT in the surface soils requiring treatments prior to any construction.
- 25. [5.1.1, Page 55 & 57] Even though the contamination remediation could only delay the extension of Alton Parkway and not the Jail, is not this roadway improvement a needed circulation improvement for the Jail? What fallback is anticipated if the roadway is delayed? If the County builds Alton only to the Jail entrance, how does this reflect in the traffic study?

AIR QUALITY

26. [5.2.2(b), Page 67] Why is the vehicle air pollution generation calculated with the vehicles assumed to be traveling at 25 mph while the data in Table 13 (Page 86) indicates the existing traffic speeds to be 45 mph? Is the use of 25 mph for air quality studies a worse case than at 45 mph? If not, why isn't a speed of 45 mph used?

AESTHETICS

- 27. [5.4.2, Page 79] The minimum jail building setback for Complex 2 from Alton Parkway is given as approximately 330 feet. If the setback for Complex 1 is 100 feet, the layout on Exhibit 13 indicates that Complex 2 is not much further than Complex 1. One or the other number has to be significantly off.
- 28. [Page 81] To reduce the aesthetic impact, a large number of moderately mature trees should be used in the landscaping especially if any of the trees being replaced would be those indicated as screening in Exhibit 12. The DEIR should indicate clearly which trees are to be removed and which trees will be newly planted.

NOISE

- 29. [5.5, Page 85-] Did the noise studies include the noise reflecting effects of the proposed 12-foot block wall thus intensifying the noise on the neighbors? If not, what increase noise can be expected with the wall? The 45-foot buildings themselves will reflect noise. Was this also considered? If not, why not?
- 30. [5.5.2(d), Page 98] What effects can be expected of inmates working the farms under the constant noise of jet aircraft flyovers?
- 31. The inmates may appreciate the construction features which would assure an indoor 45 db CNEL noise level, but at what additional construction cost does this come? What is the additional cost of air-conditioning to assure a closed environment. These may come at premiums that the taxpayers can not afford for themselves in having to provide living quarters for inmates! The DEIR gives no indication of the premium involved to provide these living conditions. Also, should the measures employed in the construction not result in adequate noise reduction, what might be the anticipated consequences? Additional expensive retrofits? An unusable jail? Jail inmate initiated litigation for hearing damage?
- 32. [Page 100] Are there not OSHA noise limitation requirements that would cover staff rooms and private offices?

LIGHT & GLARE

33. [5.7, Page 104] The statement is made pertaining to the existing condition that "all lighting is directed towards buildings and not outward from the site". Why can not an identical statement be made for the proposed Project? Instead the language states that "lighting rays"

are confined to the areas surrounding the buildings". The latter would permit outward direction from the building.

LAND USE

34. [5.8.1, Page 117] Regarding the airport land use compatibility issue, the statement is made that "no outdoor living areas are proposed by the Project, so exterior noise level standards are not applicable." How can this be true since there will be inmates working in the agricultural fields and outdoor recreation area for the Interim Care Facility?

PUBLIC SAFETY

- 35. [5.9, Page 126] Per the DEIR, "assertions of effects on property values or safety do not constitute a 'signficant effect' within the meaning of CEQA". However, neither does unsubstantiated assertions to the contrary as provided in the DEIR constitute "insignificance"!
- 36. [Last sentence on Page 126] Section 12 ought to be Section 5.12.
- 37. [5.9.1, Page 128] Historical data on the existing minimum-security Musick facility is not really meaningful since the type of inmate will be so significantly different with a maximum-security jail. The incentive to escape is demonstrably different.
- 38. Data and crime statistics should be researched and provided in the EIR for other county or equivalent jails. Statistics on only shoplifting in neighborhood commerical centers is insufficient. The residential neighborhoods will be concerned about the security of their vehicles and premises, and matters as simple as whether they will be able to leave a garage door open. With the introduction of large numbers of visitors from other parts of the County, many of whom are not just relatives & friends but "working associates" of the inmates, now having further opportunity to scout the area for "opportunities", has historical data from similar jail installations reflected an increase in crime?
- 39. The escape notifying system described is that which is employed at present at Musick as only a minimum-security jail. Why does the County believe that the same system with no new features is sufficient to handle escapes of the future maximum-scurity inmates?
- 40. [Page 129] The present release procedure for Musick with only minimum-security immates requires released inmates to have transportation off the facility or they are bused to Santa Ana for release. Why with maximum-security inmates would a procedure be

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proposed which would not at least require the same restriction on the maximum-security inmate releases? It appears more consideration was extended to the local communities in this regard when implementing Musick as a minimum-security jail.

- 41. In 1995, Muisck had 53,194 inmate visitors with only 1,200 maximum number of inmates. With 7,500 inmates or 6-fold increase, a proportionate increase in visitors would result in 332,000 visitors annually! In all likelihood, the makeup of the visitors will include an abnormally higher percentage of undesirable element/unsavory characters than in the general population. In most cases, this element would have little to no reason to be concentrated or loitering in this neighborhood which goes further in generating anxiety over the proposed jail expansion.
- 42. The DEIR attempts to correlate types of crimes and numbers of arrests with some form of "indigenous" crime, somehow implying therefore that since crime is already present on a significant level even without the proposed jail, that any increase from released inmates will be insignificant! What is more pertinent would be information on the origination of the perpetrators. Why isn't information provided on where the criminals are from?
- 43. If releases of maximum-security inmates does not occur at present at Theo Lacy Jail, why does the County propose to do otherwise at Musick? Will releases occur around the clock at Musick? If so, why?
- 44. Most of the data furnished in this section is inadequate, inconclusive, and in general irrelevant since not based on similar circumstances. There may be inadequate data available to the DEIR preparers to support the contention that crime will increase in the vicinity of the jail but in no way does the described data support the contrary conclusion as stated in the DEIR and thus justifying that no mitigation measures are necessary. The Sheriff's Southeast Station can be considered as a possible benefit only since 100% funding is not assured at this time.
- 45. [Page 133] The last sentence in Section 5.9.2 appears out of place as it reads more like a campaign speech than a nondebatable fact and should therefore be deleted. The sentence reads "it is not in the best interests of a publicly elected official like the Sheriff to operate a facility that is not secure, or to maintain practices that compromise the security of the area in which the jail is located."
- 46. [5.9.3, Page 133] At minimum, a mitigation measure should be proposed which would continue the current practice regarding releases.

CIRCULATION AND PARKING

- 47. A Condition of Approval for the Project should it be approved should be that Alton Parkway should be extended to the jail entrance and in service prior to occupancy of the first phase of the Project.
- 48. [Table 21, Page 145] The table indicates a 6-lane extension of Alton Parkway yet the text only discusses an improvement of one side or half of the road or 3 lanes. Please explain and describe the difference in traffic impact.
- 49. [Table 22, Page 147] How was the ADT level of 926 derived for visitors in this table? Please explain as there are no details furnished in the report.
- 50. [5.10.3(g), Page 170] For determining adequate off-street parking, the total number of employees ought to be used yet Exhibits 8a and 8b (Pages 48 & 49) only lists "new staff" employees. A comparable table of existing employees with their respective shifts is required assuming the total to be simply the combination. The DEIR needs to be revised with inclusion of the total employee data.
- 51. How was the visitor parking space requirement determined? The total at buildout appears adequate if the visiting hours are spread over several hours. However, how were the totals for the earlier phases calculated to determine adequacy? The explanation in the DEIR is not clear and further complicated by unknowns for ICF and lack of visitor hour and day schedule.

SOCIOECONOMIC

52. [5.12, Page 184] The survey of the areas reaction to notification of the possibly jail as a measure of the effect on property values is totally inadequate. The effects on property values could be expected to be of a considerably different magnitude during the period of project proposal versus subsequent to final approval and especially after installation. Residents at this point may still be in denial, not have a full understanding of the details of the proposal, have faith that the Board will make a fair and right choice, or are simply taking a "wait and see approach". They may also realize that the installation is at least 5 years away and is dependent on passage of an election measure and consequently are not rushing to sell out their "dreams". Combining the above reasons with the hope by many that the opposition may be successful in stopping it. It would be premature and fullish to attempt to perceive effects on property values at this time by some sort of mass exodus of homeowners.

53. Rather than simply a review of sales of homes in the vicinity before and after the announcement of the jail consideration which camoflouges any information due to current fluctuations in local economy, a survey of potential homebuyers and their reaction to being informed of the possibility of a jail would be more meaningful. From the discussion in the DEIR, it does not appear that this avenue was attempted. Information should be sought on the consequences in other places where airports were built within existing developed communities.

ALTERNATIVES

- 54. [7.4, Page 198] Contrary to the DEIR statement that the "exigent circumstance regarding the demand for incarceration facilities" makes the search for another site "infeasible", it would only make a search undesirable.
- 55. Contrary to the statement in the DEIR that the "library of...(referenced) documents has been assembled for the <u>public's</u> <u>convenience</u> at the offices of Environmental and Project Planning Division...", it is anything but. At most it is merely made available. These documents should be made available at the same library(ies) in which the DEIR is(are) made available for public review.
- 56. [7.6, Page 201] There appears to be a discrepancy, though minor, between the number of arrests last year within 10 miles of the Musick jail in this section (17,399) and that of Table 6 of Section 3 on Page 26 (17,423).
- 57. It is not clear what is meant in the last paragraph on this page that this alternative will create increased "pressure" on Musick Road. Does this simply mean additional traffic on Musick Road? If so, the DEIR should state that and indicate whether the increase is significant of not or within the capacity of the road. If not, what does it mean?
- 58. Alternative 7.6 may not be desirable since it does not solve the entire need for which the jail expansion is sought, but it most certainly is not "infeasible". It would simply mean that the County would have to look to other sites for additional new capacity. In addition, specifically which adverse impacts is this alternative "incapable of reducing" to a level of insignificance as the DEIR does not state?
- 59. [7.7, Page 202-104] If the split jail site recommended by the Grand Jury or any modified version thereof is adopted, the Santa Ana (non-Musick) site should be built first. The historical record indicates that to do otherwise would place Musick in the position of

being exposed to a further expansion at the future point in time that the non-Musick facility is to be built. The "off-ramp" suggested in the last paragraph of this section -- if the expansion could not occur at Santa Ana it would occur at the Musick Jail -- is unacceptable as it essentially amounts to a sly means to approve the entire complex at Musick. There is no criteria suggested up front for ascertaining the inability to expand Snata Ana at the later date, i.e., how much of an obstacle constitutes "ianability"?

- 60. [Page 204] Why specifically did the LRA reject the request for 250 acres for a jail facility? Was it do to anticipated reduction of market value of adjacent property or incompatability with uses in the adjacent area? Was it the lost of return to the County on land invested? Did LRA perceive a jail to have negative impacts on the adjoining property -- a consequence the County has no hesitation of expecting the existing private property owners near Musick to assume?
- 61. Since, as stated in Section 5.2.1 (Page 60), "the report will focus on the potential for regional air quality impacts", why when reviewing the air quality impacts associated with the split location alternative does the DEIR address the local emissions in the Santa Ana area in the last paragraph of this section? The environmental assessment approach obviously is not consistent.
- 62. [7.8, Page 205] The rejection of this alternative because of the simple reason given that the County must have a plan ready to go upon availability of funds, is ludicrous and beyond the scope of the DEIR. This is a discretionary function of the proponent and lead agency and not an element of the DEIR. Besides, a simple fix would be to have the alternative facility plan ready to go. How is the LRA's rejection of the conveyance to the Sheriff a "serious obstacle to implementation of this alternative" since the rejection does not affect the Musick site? The siting of the balance of the needed jail capacity does not restrict the implementation of the limited expansion at Musick.
- 63. [7.10, Page 206] What percentage of the rated capacity of 4,500 is the cap on the number of maximum-security inmates at the Theo Lacy Facility? The number appears to be only 1,152 inmates or 26%. Is this correct? Will any such cap be allowed or imposed at Musick? If not, why not? A statement is made on the next page that refers to a combination of the caps at both Theo Lacy and Musick which implies such a cap at Musick though there is no specific number suggested for Musick.
- 64. [Page 207] The DEIR fails to include an explanation of the meaning of the "legal infeasibility" upon which Alternative 7.10 is rejected. The conclusion that this alternative lacks a contribution to reductions

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in physical environmental impacts is blatantly false. It may be true that it does not contribute to the total desired degree, but to state that it makes no contribution is without basis and, frankly, deceiving.

- 65. [7.11, Page 207] The DEIR should not only address crime event analysis but also the impacts on the general perception and character of the area due to the releases. The crime event analysis furnished in the DEIR for Musick is inadequate and actutally not applicable because of the differences in inmate classification makeup and the current release procedure which varies significantly from that proposed.
- 66. [Page 208] If cost for busing the inmates to the Intake and Release Center is so significant and obstacle setting, why propose to build the jail so far from the courthouse since there are probably far more trips associated with court proceedings?
- 67. [7.12] The deduction that there exists reduced feasibility for the Katellas-Douglass and Gypsum Canyon sites is not factually supported in the DEIR. There is no basis furnished for a reasonable conclusion, only an unsupported assumption. It is also not clear whether these two specific sites are inclusive in those sites now constrained by Federal Endangered Species Act. The assessment provided in the DEIR indicates that the County is simply trying to find what they thought to be the "easiest" solution to the problem rather than the best solution. It appears that any difficulty anticipated in securing another site is considered sufficient reason to label the site "infeasible"!

I appreciated receiving a copy of the DEIR and the opportunity to for input. Please notify me of the public hearings on the matter. Should you have any questions, I may normally be reached during normal work hours on (213) 367-0420.

David Melvold



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North Irvine Villages Association

October 4, 1996

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Mr. Paul Lanning, Project Manager Environmental and Project Planning Environmental Management Agency 300 N. Flower Street, Room 321 P.O. Box 4048 Santa Ana, California 92702-4048

4790 IRVINE ROLLIEVADO CHITE INC. ROY 254

RE: DRAFT EIR 564 JAMES A. MUSICK JAIL EXPANSION

Dear Sir: NIVA (North Irvine Villages Association) would like to take this opportunity to thank you for the opportunity to participate in this review. As you may or may not know NIVA represents seventeen (17) homeowners associations in the vicinity of North Irvine.

We feel that in calling this an "expansion" you are being misleading. This is much more than an expansion — it is a conversion from an honor farm to a full on jail or prison. To expand from a population of approximately 1,000 to over 7,000 will change the entire character of this area.

If this number of criminals were to be released in the area of Musick, we would surely see an increase in the crime figures for this area.

Page 25 -- Table 5 The numbers of existing capacities in comparison to that needed in the near future is a good justification for another jail(s) but not necessarily for any particular location(s) or site(s). It does not follow that the jail must be at the Musick site and for the full shortfall through the year 2006.

Page 26 — Table 6 This table gives only the data for arrests from the south County cities. We would need comparable data on all cities within the County to determine which cities contribute the most, and using that as a factor in site locating, which city or cities ought to be the home for the new jails or prisons. Lake Forest and Irvine contributed only 3% of the bookings in 1995, therefore, it would not be appropriate to locate the jail in their communities. The data does not justify consideration of an all-classification jail facility in southern Orange County. Why place 80% of the high-security jail capacity in the portion of the County that contributes less than 25%? The statement that "there is demand for jail facilities in the south county area as a result of its own crime..." is degrading and without merit. The critical component is from whence the criminals are based, not the which neighborhood might be victimized. Irvine is listed as the "safest city of greater than 100,000 in the USA". Why therefore do we need to have a jail of this magnitude located in our city?

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Page 39 states that inmates authorized for release will be processed and released directly from the Musick complex. Transportation by friends and family will be encouraged but not required. This procedure is not in keeping with even the current practice for Musick Honor Farm. Inmates that do not have transportation are bused to Santa Ana for release. The DIER should explain why the continuation of the current procedure will not be continued — especially in view of the change of inmate classification. An added burden will be placed upon the surrounding businesses as well.

Page 40 How will agricultural activities continue uninterrupted during the construction since the majority of the 22 acres will not be available until the existing jail facilities are torn down?

Page 43 states that the actual visiting schedule will be established after operation begins. And yet earlier the actual number of visitors be complex is listed. Which is the true statement?

Page 45-46 Exhibits 8a and 8b list only new staffing. What is the total staffing? We assume that existing staffing will be retained.

Under transportation, the number of buses per day expected to provide inmate transportation to the courthouse goes from 8 to 16 with just the first two complexes. What is the total number of expected trips when the entire facility is in service? These buses should travel via either Alton or Bake Parkways to reach I-5 and should not travel through the residential communities of Irvine and Tustin.

How does the sold Certification of Participation in the County's financial recovery program furnish funds for the jail? Our understanding was that the proceeds from the sale of the bonds was to provide money to pay off the outstanding County debts and not to finance future capital improvements.

Page 53 It is not clear what is meant by the statement that "this EIR will not engage in repetitive discussions of issues resolved in previous EIR's". EIR's are required on specific projects and issues developed and assessed on a case by case basis. How can a resolution to an issue on another proposal be incorporated as a resolution on this proposal.?

Page 54 There is no consideration of toxic compounds such as DDT in the soil. Much of the previous Irvine Ranch lands have DDT in the surface soils requiring treatments prior to any construction.

Page 67 Why is the vehicle air pollution generation calculated with the vehicles assumed to be traveling at 25 mph while the date in Table 13 indicates that the existing traffic speeds are 45 mph? Is the use of 25 mph for air quality studies a worse case than 45 mph? If not, why isn't a speed of 45 mph used?

Page 79 One or the other of the setbacks listed for the individual complexes seems to be significantly off. Can you explain?

Page 85 Did the noise studies include the noise reflecting effects of the proposed 12-foot block wall which would intensify the noise for the neighbors? If not, what increase in noise can be expected? The 45 buildings will themselves reflect noise. Was this taken into consideration?

Page 88 What effects can be expected on inmates working the farms under the constant noise of jet aircraft flyovers? Should El Toro become and international airport these jet aircraft will be flying 24 hours a day at the rate of one approximately every 57 seconds. Surely these figures will need to be incorporated. What will be the additional construction cost to achieve an indoor 45 db CNEL noise level? Should the measures employed in the construction not result in adequate noise reduction, what will be the anticipated consequences?

Page 117 The statement is made that "no outdoor living areas are proposed by the Project, so exterior noise level standards are not applicable." How can this be true? Won't inmates be working in the agricultural fields and outdoor recreation area for the Interim Care Facility?

Page 128 Historical data on the existing minimum-security Musick facility is not really meaningful because the type of inmate will be so significantly different with a maximum-security jail.

The escape notifying system described is that which is currently employed at Musick.

Why does the County believe that this will be sufficient to handle escapes from a maximum-security facility?

If the release of maximum security inmates does not occur at the Theo Lacy Jail, why does the County propose to do otherwise at Musick? Will releases occur around the clock at Musick?

Page 133 Most of the data provided under Public Safety is inadequate and inconclusive. At minimum, a mitigation measure should be provided which would continue the current practice regarding the release of prisoners.

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Page 184 We feel that the survey of the area's reaction to the notification of the possibility of a jail as a measure of the effect on property values is inadequate. Residents, at this point, may still be in denial and not have a full understanding of the details of this proposal.

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Page 204 Why specifically did the LRA reject the request for 250 acres for a jail facility? Was it due to anticipated reduction of the market value of adjacent property or incompatibility with uses in the adjacent area? Did the LRA perceive a jail to have negative impacts on the adjoining property?

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Page 207 The DIER should not only address crime event analysis, but also the impacts on the general perception and character of the area due to releases. The crime event analysis furnished in the DIER for Musick is inadequate and actually not (in our opinion) applicable because of the difference in inmate classification makeup and the current release procedure which varies significantly from the proposed.

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Page 208 If the cost for busing the inmates to the Intake and Release Center is so significant and obstacle setting, why propose to build the jail so far from the courthouse. There are probably far more trips associated with court proceedings.

We would like to be kept informed of any further documentation on this matter and/or any public hearings.

Sincerely.

Sandra A McFadden, President North Irvine Villages Association October 4, 1996

Paul Lanning County Planner and Project Manager 300 N. Flower St., Third Floor P.O. Box 4048 Santa Ana, CA 92702-4048

Dear Mr. Lanning,

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I vehemently oppose expanding the James A. Musick Branch Jail. My family lives in Serrano Park, which is within walking distance of the facility. I walk my dog in the Rancho Serrano Park everyday—by myself. Expanding the jail to a maximum facility will change the dynamics of our comings and goings. When I heard of New Folsom's riot last week (which I realize was isolated to within the facility), I thought of the potential danger of a break at Musick. Even with all of the safeguards instituted at the facility, there is the possibility of human error and chaos.

In addition to the obvious reasons for not expanding the facility like community safety, dynamics and potential danger, there is the whole notion of traffic. Have you traveled on Bake Parkway or Irvine Blvd.\Trabuco lately? It is an absolute zoo. The noise level is high and people can barely get where they are going without inconvenience.

Our family moved to Lake Forest in 1980. We have always enjoyed the community and neighborhoods. But now, we are filled with anxiousness. The values of the homes here in Serrano Park are a little lower than other tracts. But the real problem is that buyers do not want to buy here if given a choice. Sure the houses are great, but the thought of a maximum security jail across the street from where your kids place soccer is not good.

I have been gracious is my writing because I don't believe you are ignorant and naive. Would you want hardened and violent criminals near your home—security or not. I appeal to your sensibility in asking you to consider a vote against the expansion. There are other properties available that make more sense. Expanding Musick will dramatically hurt our community. Give us a break.

Thank you.

Nanci McMannis 20962 Avd. Amapola

Lake Forest, CA 92630

Nari McMauris

C. C. C.

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()ctober 5, 1996

via fax

OCT 0 7 1996

Environmental & Project Planning

Mr. Paul Lanning, Project Manager Environmental & Project Planning 300 N. Flower St, Room #321 Santa Ana, CA 92702

re: Draft EIR #564, James A. Musick Jail Expansion

Mr. Lanning:

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I submit the following comments on the draft EIR #564. I strongly believe that this is the wrong site for a jail expansion, that the citizens have not had adequate time to evaluate the draft EIR, that the conclusions reached in the EIR are incorrect, that the EIR is inadequate, and the EIR should be rejected and the project should be denied. Specific comments on the EIR are as follows.

Pg 65, Para 3, Short Term Construction Impact. The EIR states that the particulate emissions are grater than the SCAOMD CEOA Handbook threshold of 150 pounds. The mitigation measures show no evidence (calculations) that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credits should be required. The project will be significant and should be denied.

Pg 68, Para 1, Long Term Regional Air Quality. The EIR states that the project emissions exceed the SCAQMD threshold of significance for NO_X. The mitigation measures show no qualitative or quantitative evidence that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credits should be required. As noted in Table 11, the project will generate more than 600 lbs/day of pollutants. Any increase in emissions in a county that is nonattainment for all major pollutant is significant. To simply say this is a small percentage of the total county emissions is meaningless and dock not delude the impacts. The project will be significant and should be denied.

Section 5.4 considers cross sectional view mostly from nearby Bake and Pacific Ocean Drive. The EIR does not address potential views from prime industrial property to the N and NE, or the residential properties to the NE, and E further away and up on the hills. These areas (minimum 1 mile radius) must be analyzed. The 12 ft block wall only detracts from the nearby view and does not mitigate the inside fences or the buildings. Section 5.4.4. is in error in concluding that no significant effect remain. The project will be significant and should be denied.

Section 5.5 (Noise). The future ADT with project (Table 15) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the small increases and especially the decreases shown in Table 15. If future area ADT decrease, the EIR must clearly show that and not mask the project impacts with other cumulative effect. The change in noise must be shown. It is impossible to add any trips without increasing the noise levels. Section 5.5.4 is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Section S.7. Light, Glare etc. The EIR does not specify the type and more importantly the amount of lighting that will be added. As noted on pg 67, para 1, the project will add 58,584 KWH per day and some of this increase will be lighting. Because this area is less populated than many urban area, it is much more susceptible to increased glare. You cannot logically increase the size of the jail without increasing the lighting. Section 5.7.4. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Soction 5.9. Public Safety. Para 2, pg 126 of the EIR states that even if 'an increase in crime rate in an area would occur, that vandalism might occur, or that recidivism of inmates might produce more crime, in the

overall decision-making process, these are not significant effects under CEQA unless it could also be shown that these effects produce physical changes." I would not live there, neither would my neighbors, neither would my neighbors neighbor. An exodus by nearby residence would reduce the property values and the area would degenerate, and that would directly cause a physical change to the environment. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Section 5.10 (Transportation). The future ADT with project (Exhibit 34) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the nearly no increases shown in Exhibit 33 and 34 (Trabuco N of Bake changes from 42 to 44?). The future ADT does increase because of the project, and the EIR must clearly show that and not mask the project impacts with other cumulative effect or however it was done. The increase in traffic from the project must be shown. It is impossible to increase the size of the jail site without increasing the traffic levels in the surrounding area. The project impact are not clearly shown. Section 5.10.5. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

5.12 Sociosconomic Effects. The chain of events leading to a physical change is simple to see. If the jail expansion were approved, the resale value of the local homes would drastically reduce. This would chance the type of residents and the type of activities throughout the area (land use, traffic puttern, commuting habits, average age of car). A change in the type of residence will directly impact the physical environment by their activities. I personally know more than 50 families in this neighborhood that would not have moved here had they been informed of the jail expansion (I was not even informed of the existence of the current jail). It is very easy to look for housing non the other side of town, in the next city. Property values would go down, no one can argue that realistically. If the EIR analysis did not detect any past reduction in property values, then the study is in error. A longer period of analysis is need, a door to door survey must be conducted to conclude anything. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Sincerely.

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Dr. Paul R. Hurt 21412 Calle Sondero Lake Forest, CA 92630

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Conveniental & Project Planning

October 5, 1996

Paul Lanning
Environmental & Project Planning Div.
300 N. Flower Street
Room #321, P.O. Box 4048
Santa Ana, Ca 92702



Dear Mr. Lanning:

The letters from Marcel J. Fernandez and Jim Richert dated September 28, and October 4, 1996 can be considered the collective response from J.A.M. (Jail Alternatives to Musick) to Draft Environmental Impact Report #564.

Many Thanks,

Marcel J. Fernandez

Chairman J.A.M.

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Environmental & Project Planning

October 6,1996.

County of Orange Environmental Management Agency Environmental and Project Planning Division P.O.Box 4048 Santa Ana, Ca. 92702-4048 Attention: Mr Paul Lanning

Subject; Environmental Impact Report - James Musick Maximum Security Jail Dear Mr. Lanning;

I am a resident of the City of Lake Forest and am availing myself of the opportunity to respond to EIR No. 564.

First, I am greatly dissappointed in the lack of relevant detail in the document. It seems apparent that haste was the driving force in preparation of the document, not careful consideration and documentation of the impacts and necessary mediation caused by this 'expanded' facility.

This document is seriously flaved due to the following:

- Inaccurate ADT figures these MUST be revised to reflect actual trips with counts taken over at least a two week pariod.
- Realistic expectations of ADT's on the Lake Forest streets of Trabuco Road, Jeronimo Road, Muirlands Blvd, Bake Parkway and Serrano Road need to be included in the study.

The EIR must calculate ADT's in light of the County's projected expectation of the construction of an airport on MCAS-ET.

- The ETR does not adequately discuss the light spillage from the proposed facility, nor does it discuss the 'halo' effect of the proposed lighting upon the existing residences within 700 feet of the wall of the facility.
- Cost projections do not address the possible need to clear undissolved solids and nitrates from the shallow and deep aquafer caused by the many years of farming on the proposed project site.
- There is inadequate investigation of the extent of the impact of undissolved solids and nitrates that may exist in the sub-surface aquafer, and no detail as to cost projections as to the contribution of this project to the desalter project to mediate the pollution clean-up.

There is no specific detail as to the impact airport take-offs and landings, and the attendant noise

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would have on the 'civil rights' of the inmates.

8. In the financial projections there is not sufficient data to assure the local contract cities that use the Orange County Sheriff's Department that unacceptable costs will be passed on to cover costs.

9. All infrastructure impact costs are to be borne by 10 the project.

10. The general assertion is made that public safety is not a concern. The impact upon the safety of the residents of Lake Forest is not adequately addressed. What warning system will be used to notice residents, schools and business that an escape has occurred?

One of the major deficits of this EIR is that it assumes that this is merely an 'expansion' of an existing facilityand not a new, different project. I cannot believe that this EIR will pass legal challenge when the existing facility consists of single story structures, tents and farm out-buildings, while the proposed project consists of a massive building complex. I challenge you and the County Planning Commission and Supervisors to justify this sham as a mere 'expansion' and not a new project subject to all the requirements of CEQuA.

I have always had respect for the professionalism of the Orange County Planning staff. This piece of pre-determined Swiss cheese is an embarrassment to the reputation of the staff and a fraud on the citizens of the County.

Sincerely, Marca 7 Marcia Rudolph 24922 Muiflands Space #139

Lake Forest, Ca. 92630

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OCT 0 7 1996

MR. PAUL LANNING
Environmental & Project Planning
COUNTY PLANNER/PROJECT MGR
300 N: FLOWER STREET
3RD FLOOR, PC BOX 4048

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SANTA ANA, CA 92702

DEAR MR. LANNING,

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MY FAMILY AND I HAVE LIVED IN LAKE FOREST ON CALLE CELESTE IN SERRANG PARK FOR NINE (9) YEARS NOW. WE'D MOVED FROM SANTA ANA AFTER TWELVE (12) YEARS. WE LITERALLY "SAW THE WRITING ON THE WALL." IT WAS A BIT OF A RISK, BUT WE DECIDED TO GO FOR IT. I HAD TO COMMUTE 1 1/2 HOURS TO WORK IN COSTA MESA - YES, THE TRAFFIC WAS THAT BAD, IT'D TAKE ME 2 HOURS TO GET HOME ON FRIDAY NIGHT.

BEFORE BUYING THIS HOME. I CALLED THE PLANNING OFFICE AND QUESTIONED WHAT WOULD GO INTO THE FIELDS NEXT TO US - NOW IRVINE SPECTRUM AND PACIFIC COMMERCE CENTER. I WAS TOLD R&D AND ONE STORY OFFICE BUILDINGS. SO, WE THOUGHT ABOUT IT. I ASKED WHAT WAS MUSICK? "JUST BAD CHECK WRITERS, ETC", I WAS TOLD. "NOTHING TO WORRY ABOUT". I WAS TOLD. WE THOUGHT ABOUT IT. WE TOOK SOME TIME AND SAT IN THE HOUSE AND LISTENED TO THE JETS FROM EL TORO, OK. THEY WERE LOUD. YES, THEY "WENT OFF" IN FOURS, BUT, THEY WERE QUICK. THE LOUDNESS LASTED ONLY A MINUTE, AND THEY WERE BONE. THE "NOTICE" ABOUT THE QUESTIONABLE ELEMENTS WITH REGARD TO PURCHASING THE HOME INCLUDED THE PROXIMITY TO THE BASE, MUSICK HONOR FARM AND A BROKEN SCREEN DOOR. THE CO&R'S CONVINCED US THE NEIGHBORHOOD WOULD BE KEPT UP BY CARING NEIGHBORS. WE DECIDED WE COULD LIVE WITH THE MARINE BASE. AND I'D ALREADY BEEN TOLD BY YOUR OFFICE THAT MUSICK WAS NOTHING TO FRET ABOUT, WE BOUGHT DUR HOME. NOT A HOUSE, NOT JUST A PIECE OF PROPERTY, BUT A HOME.

AS IT TURNED DUT, ONCE IN AWHILE, SOMEDNE WOULD ESCAPE FROM MUSICK AND THE HELICOPTER WOULD SHINE ITS LIGHTS INTO OUR NEIGHBORHOOD AND OVER OUR HOME. BUT, I REMEMBERED, IT WAS NOTHING TO WORRY ABOUT. JUST A BAD CHECK WRITER. NOW, YOU WANT TO EXPAND MUSICK INTO A MAJOR PRISON, AND IF THAT'S THE CASE, YOUR EIR REPORT IS FUNDAMENTALLY FLAWED.

YOU WERE AT THE MEETING AT EL TORO HIGH. YOU KNOW THAT BRINGING A PRISON INTO A FAMILY NEIGHBORHOOD (WITHIN 700 FEET FROM MY HOME)
IS WRONG. THE MENTAL WELL-BEING OF THE RESIDENTS CLOSE TO IT AND THOSE WHO WORK IN THE BUSINESS COMMUNITY NEXT TO IT WILL BE GREATLY AFFECTED IN A NEGATIVE WAY. WHAT BUSINESS WILL HAVE ITS CUSTOMERS COME TO ITS OFFICE WHEN MURDERERS ARE BEING RELEASED C 0502 INTO ITS NEIGHBORHOOD? WHAT EMPLOYEE WOULD WANT TO WORK THERE OFFICE ANYMORE, KNOWING THEY MIGHT HAVE TO DRIVE BY GANG MEMBERS
VISITING THEIR FRIENDS? WHAT DRIVE-BY SHOOTINGS WILL TAKE PLACE BETWEEN THE VARIOUS GANG MEMBERS

PAUL LANNING

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INTO BY THESE VISITORS? WHICH CARS WILL BE STOLEN? BURS! AND BY THE VERY PEOPLE WE WORKED SO HARD TO MOVE AWAY FROM.

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BAKE PARKWAY IS ALREADY OVERLOADED WITH CARS. I THOUGHT WE WERE TOLD ALTON WAS SUPPOSE TO OPEN BEFORE BAKE PARKWAY TO TAKE AWAY SOME OF THE TRAFFIC AND MOISE. TRABUCO/IRVINE BLVD IS ALREADY CROWDED AND MOISY AS WELL AS THE INTERSECTIONS. OUR HOMES WILL NOW BE WORTH \$0 SHOULD MUSICK BE EXPANDED. HOW CAN THE EIR REPORT SAY PROPERTY VALUES WON'T BE AFFECTED? YOU KNOW SETTER. IT'S COMMON SENSE.

THE ENVIRONMENT HERE WILL DEFINITELY CHANGE. THE ATTITUDES OF THE PEOPLE WHO LIVE AND WORK HERE WILL CHANGE. I CAN TELL YOU THIS..I HAVE NEVER BELIEVED IN OWNING A GUN. AFTER LIVING IN SANTA ANA AND LIVING THROUGH MANY A BANG-UP NEW YEAR'S EVE, I DIDN'T BELIEVE IN THEM. BUT, I CAN FORESEE IF MUSICK IS EXPANDED IN THE WAY YOU'RE PROPOSING, LAKE FOREST WILL BE ARMED. AND IT'LL BE ARMED BY MORE THAN THOSE VISITING THE INMATES. THAT IS ENVIRONMENTAL IMPACT.

LAKE FOREST AND IRVINE ARE NOT THE PLACE FOR A PRISON. A PRISON BELONGS OUTSIDE OF NEISHBORHOODS AND PLACES OF SUSINESS. IT BELONGS OUTSIDE OF SOCIETY. NOT ALL PEOPLE WHO VISIT INMATES WILL BE GANG MEMBERS. BUT WE KNOW A GOOD PERCENTAGE WILL BE, YOU KNOW WHAT WILL HAPPEN, CRIME WILL BE ON THE UPSWING AND INNOCENT PEOPLE WILL BE HURT BECAUSE OF IT.

PUTTING A PRISON HERE NEGATIVELY IMPACTS OUR MENTAL HEALTH, AND OUR PROPERTY VALUES. IT INCREASES TRAFFIC, AND INCREASES THE PROBABLE OCCURRENCE OF CRIME. WE WON'T EVEN COMMENT ON THE IMPACT SHOULD THERE BE A BREAKOUT!

YOU KNOW THAT TO EXPAND MUSICK INTO A MEGA PRISON IS A FLAWED IDEA. THE RESIDENTS OF LAKE FOREST AND IRVINE AND THE BUSINESS COMMUNITY IN THE IRVINE SPECTRUM KNOW IT TO BE A FLAWED IDEA. THE EIR REPORT IS INCORRECT IN ASSUMING THAT THE MUSICK EXPANSION WOULD NOT AFFECT THE COMMUNITY IN A NEGATIVE WAY. THIS IS NOT THE PLACE FOR A PRISON, AND MY FAMILY AND I REQUEST THAT YOU SCRAP THE NOTION TO EXPAND MUSICK.

THANK YOU FOR YOUR ATTENTION TO THIS MATTER.

MR. ALAN GULICK

MRS. CYNTHIA GULICK

Hearne Hullot

LEANNE SUITCE

n ragal clash at 'New Folsom'

REPRESA One lumate was gangs Hispanic prison games in an exer-fight in an Prison-Sacramento. Hispanic

exercise

which began about 9 a.m. Friday guards as they tried to stop the clear, said Corrections Depart. Prison rules call for brison, more commonly fighting, which hasted at least 30 ment spokeswoman. Kati Corfire on innates only spokeswoman. Linda. Howell. The dead prisoner was identi- When the fight broke out, failed. Four guards were slightly in-

At least 200 inmares were in any who was sentenced to 18 years by flat on the ground Officers on exercise yard; of the preprint a Los Angeles County court in tering the yard then fired rubber out between about 100 black and Some of the inmates appeared. knives, said prison officials."

1994 for voluntary manalanghter and attempted second-degree murder.

Flores suffered at least one limshot wound, but the wound

projectifies at impates who con-tinued to battle. Guards in towers then fired warming shots with live ammunition before acthally opening fire on the in-

fire on inmates only after all other er efforts to stop a rior have Prison rules call for guards to

The Owolen who pentitue socar in the pack nevos

The Strut FROM BAKE PANKWAY + DIRECTLY MCross the strut

From Musick Shows not have to be exposed to Donathing

Here include their comments in The EIR 10 pout LIKE This happoing AT Musick showed it GE EXPANDED.

TO THE O.C. Supervisor.



MARIAN BERGESON

SUPERVISOR, 5TH DISTRICT

ROSERT E. THOMAS MALL OF ADMINISTRATION 10 CIVIC CENTER PLAZA SANTA ANA, CALIFORNIA \$2701-4061

714/894-3860 (PHONE) . 714/834-2870 (FAX)

October 7, 1996

Mr. Paul Lanning
Project Manager
Environmental and Project Planning Division
Post Office Box 4048
Santa Ana, California 92702-4048

Dear Mr. Lanning:

3

The following represent my comments and questions on the Draft Environmental Impact Report (EIR #564) entitled, "James A. Musick Jail Expansion and Operation, Relocation of Interim Care Facility, Southeast Sheriff's Station" and circulated beginning on August 22, 1996.

Before presenting these comments, I wanted to offer my thanks to EMA/Planning staff and to Culbertson, Adams, and Associates for ensuring that the Draft EIR was written and formatted in a "user-friendly" manner (in comparison with other EIRs that I've read).

My comments and questions are as follows:

- ALLEGED PRECLUSION OF THE MUSICK SITE FROM BALE. While I may have an
 incorrect understanding of this issue, I have been led to believe that the documents associated
 with the issuance of the Recovery Certificates of Participation (COPs) allow the Board of
 Supervisors to, at any time, substitute County-owned properties for any of the secured properties
 involved in the COPs. Please clarify then, the statement on page 5 (first paragraph) that claims,
 "the Musick site cannot be sold to acquire another (jail) site."
- REMANDERS AND INCARCERATED UNDOCUMENTED ALIENS. The Statement of Need detailed on pages 21 through 28 discusses two items that deserve clarification "remands" of inmates booked by cities and incarcerated undocumented aliens. If remands are 16% of total bookings (page 23), what is the total cost of holding these remandees until trial versus the amount of revenus collected through booking fees? In other words, would it be more cost-effective for the County to suspend all booking fees, thus allowing the Sheriff to cite and release these misdemeanants that would otherwise be incarcerated remandees? Secondarily, does federal immigration law authorize any form of incarceration alternatives (community work programs or electronic confinement) for persons awaiting deportation?
- IS MUSICK "APPROPRIATELY SITUATED?" The Draft EIR (on page 27) explains that "the Musick Jail expansion is situated appropriately for serving the population of inmates from which the public desires protection." Table Six on pages 26 and 27 explain that South Orange County provides about 24% of the county's total bookings. But the EIR proposes that Musick hold 7,384 of the county's 10,911 jail beds by 2006. If my math is correct, that means that a region with 24% of the total bookings would be responsible for housing 70% of the county's immates. Please help me understand how this means that the Musick Jail expansion is "situated appropriately."

Comments on Draft EIR #564 (Musick Jell) Supervisor Marian Bergeson -- October 7, 1996 Page 2

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• "INFREQUENT" WALKAWAYS FROM THE ICF. Please quantify the number of mentally disturbed adolescents who "walked away" from the Interim Care Facility in Orange (described as "infrequent" on page 37).

- SOURCES OF ADDITIONAL FUNDING. The Draft EIR states that "additional funding (for the Musick Jail expansion and operation) exists or will exist from Proposition 172 and the 1% "COPS" program" (page 50). Later on the same page the Draft EIR explains that "insofar as operational funding is concerned, the COPS program is expected to supplement the County's operational costs." It remains my understanding that the COPS program as adopted by the Legislature and signed by the Governor is an infusion of one-time only funds for one year only. Under what official assurance does the Draft EIR assume that the COPS program will continue beyond the 96-97 allocation?
- COST OF CORRECTIONAL MEDICAL SERVICES (CMS). In Exhibits 8a and 8b, the Draft EIR proposes to increase the staffing for CMS (administered through the Health Care Agency) by up to 295 personnel (assuming that I've read the exhibits correctly) for Complexes I, II, and III. What is the proposed cost of these new personnel and what revenue stream does the Draft EIR propose to use to fund such new personnel?
- THE PROPOSED EXPANSION AND PROPERTY VALUES. As noted on page 185 of the Draft HIR and on page 4 of Technical Appendix L (the "Tarantello" report), "the study concludes, on the basis of the data collected, that the announcement of the expansion and increased classification of the Musick Jail has not significantly affected property values in the surrounding area." This study, as it admits, looked only at the announcement of the proposed jail expansion and that announcement's affect on property values.

In my lay person's analysis, the study of the effects of an announcement would seem to be of less value than a more thorough study of the actual effects on property values of jails in close proximity to residential areas. Surely there are other areas within California that have faced jail expansion — if so, please include these types of reviews in the Final EIR. Further, I am unclear as to how the Musick announcement would have been transmitted to a homebuyer — is the assumption that prospective buyers would have read about the announcement in a local paper? What percent of the population reads a daily newspaper? Are Realiors required to notify potential buyers as to the proposed expansion in any sort of verbal or written disclosure?

On pages 28-30 of the Tarantello report, responses from seven industrial property brokers are summarized. Three of the seven either were unaware of the proposed expansion themselves or had tenants who were unaware of the proposed expansion. Does this lack of awareness of the announcement skew the report? Another "believed that prospective buyers were hesitant" to make offers. Still another had a tenant that "rejected" office space when they heard about the proposed expansion. Surprisingly, the Tarantello report does not detail any similar contacts or conversation with residential brokers. Why not?

Finally, I am troubled that the same firm (Tarantello and Associates) that prepared the property value report for the proposed Musick expansion also prepared the report for the Theo Lacy expansion. Any inherent problems in the methodology of the first report (such as the current report's reliance on pre- and post-announcement data and the apparent lack of residential-broker contact) would continue in the second. Is there a concurrence from experts in property valuation that this type of study is applicable to the property values of residences near a county jail or state prison facility? It appears that more work needs to be done prior in the Final EIR on the jail's effect on property values.

Comments on Dreft EIR #564 (Musick Jail)
Supervisor Marian Bergeson - October 7, 1996
Page 3

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• PROJECT ALTERNATIVES — PRIVATIZATION (7.5). The Draft EIR dismisses privatization by citing a riot in New Jersey, a fire in San Diego, and an escape of two sex offenders in Texas (page 200). Given the same time frame (1995 and 1996), please also cite: (1) the number of riots, fires, or escapes in public sector jails or prisons; and (2) the ratio of escapes to total immates for both public sector jails and prisons and for private sector jails and prisons. Further, the Draft EIR cites Government Code section 26605 as the reason why "(privatization) is currently not permitted by law." The text of Government Code section 26605 reads:

"26605. Notwithstanding any other provision of law, except in counties in which the Sheriff, as of July 1, 1993, is not in charge of and the sole and exclusive authority to keep the county jail and the prisoners in it, the sheriff shall take charge of and be the sole and exclusive authority to keep the county jail and the prisoners in it, except for work furlough facilities where by county ordinance the work furlough administrator is someone other than the sheriff."

While I am not an attorney, I do not interpret §26605 to prohibit the county sheriff from contracting out the actual operations of a jail (while still "keeping" and maintaining "sole and exclusive authority" of the jail) given his or her willingness to do so. A full legal analysis of the true and the alleged barriers to privatization (updated from the last analysis completed by County Counsel in the early 1990s) would improve the integrity of this section of the Draft EIR. I suggest that one be done, especially as it relates to the above-cited code section, prior to approval of the Final EIR.

- PROJECT ALTERNATIVES REDUCTION IN SIZE OF EXPANSION (7.6). If the fill
 associated with the extension of Alton Parkway is the only significant limitation that makes this
 alternative unfeasible, the Draft EIR appears to assume that the Board will be unwilling to
 appropriate resources to complete the extension. Please substantiate this assumption in the Final
 EIR.
- PROJECT ALTERNATIVES GRAND JURY ALTERNATIVE (7.7). The statement on page 203 (paragraph 3) asserts that the "effects of this alternative would be slightly less than those expressed for Alternative 7.1, and would come close to accommodating the actual jail demand for South County." Please describe further which effects relating to Alternative 7.7 would be less than those associated with the No Project alternative (Alternative 7.1). Relating to the tunnel mentioned in paragraph 5 (page 203), the Final HIR should indicate whether any other County entity (GSA/Engineering or the CEO) concurs with Mr. King's implication that the underground utilities pose an insurmountable (my term, not his) barrier to the tunnel's use.
- PROJECT ALTERNATIVES INMATE RELEASE IN SANTA ANA (7.11). The limited crime data cited in the Draft EIR (using studies from the Theo Lacy EIR and the Intake and Release Center in Santa Ana) does not appear to justify the statement that "there would appear to be no concrete benefit to this alternative..." In this lay person's opinion, a more rigorous review of release-related crime throughout the state and nation would be more appropriate prior to any final rejection of this alternative.
- PROJECT ALTERNATIVES -- OTHER SITES WITHIN THE COUNTY (7.12). I have a few questions relating to this section of the Final EIR:
- ✓ Use of Collateral. Judging only from information that the Board of Supervisors has been given relating to the COPs financing, the continued assertion that the County requires the retention of the Musick site for the purposes of collateral associated with the Recovery COPs may be misleading (such a statement is asserted in paragraph 2 of page 209). It remains my understanding that any County facility can be substituted for any facility on the collateral listing even jail facilities. The Board was assured of this flexibility at the Board meeting at which we approved the issuance of the Recovery COPs. Further, it is also my understanding

Comments on Draft EIR #564 (Musick Jail) Supervisor Marian Bergeson – October 7, 1996

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that the "rental value" of Musick (identified as "\$1 million" per year on page 210, paragraph
3) is somewhat arbitrary (why not \$1.1 million or \$900,0007) and set only for the purposes of
the Recovery COPs. Again, please clarify in the Final BIR the Board's ability (or lack thereof)
to move facilities on or off the Recovery COP collateral listing.

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Expansion in Santa Ana. Citing a lack of "time and necessary funding for this alternative" as a reason for its unfeasibility appears unsubstantiated. Indeed, the funding for Musick's expansion is highly speculative prior to the November 1996 election. Please further describe how "time" should be the reason that an urban/industrial site with three existing jails housing maximum-security inmates is discarded for a suburban site with only an "honor farm."

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I am uncertain, too, as to whether or not the Draft EIR's assertion about immate housing limitations (pages 210-211) considers the ability of decision-makers to increase the height of the jail facility. Do the immate-to-acre limitations identified on pages 210 and 211 reflect low, octagonal structures similar to those outlined in the proposed project (Section 4.1.6 of the Draft EIR) or the four 12-story buildings discussed on page 206? It seems to this reader that the Draft EIR does not address the feasibility of constructing high-rise jail facilities at the Main Jail Complex in Santa Ana. Please address this alternative's feasibility in the Final KIR.

• ITEM NOT APPARENTLY ADDRESSED IN THE DRAFT EIR. Please answer the following question prior to release of the Final EIR:

17

Was a Promise Made? Was there a promise, assurance, or other statement of good faith made to residents or city officials in Lake Forest or Irvine by any member of the Board of Supervisors, the Sheriff-Coroner, or any County staff member at any time during the preparation of the Musick facility's prior EIR(s) that indicated that the County would never house maximum- or medium-security inmates at the Musick facility? If so, what overriding concern today suggests that the County should now renege on that promise, assurance, or other statement of good faith?

Please note that I have elected not to comment on traffic and air quality impacts of the proposed project. I urge you to actively consider the comments of the cities of Lake Forest and Irvine in these two subject areas given the expertise of their respective planning staffs and consultants.

Thanks again to Culbertson and Adams and to Planning for the effort that went into this document's presentation. Please direct any questions about the above material to me at 714/834-3550.

Sincerely,

MARIAN BERGESON
Supervisor, 5th District

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4 October 1996

TO: Mr. Paul Lanning
County of Orange
Environmental and Project Planning Division
12 Civic Center Plaza

FROM: Fred Jenner
Senior Vice President

Santa Ana, CA 92701

RE: Environmental Impact Report
Expansion of Musick Correctional Facility



Dear Mr. Lanning.

This letter specifically requests that Section 5.12, "Socioeconomic Effects," of Subject Matter, and the supporting study by Tarantello & Associates on property values be invalidated. The "post-announcement period" prices cited in the study are closed escrows, mostly negotiated prior to the announcement date, thus having no relevance. No residential REALTORS were interviewed in the study. Comments from several of this Association's members indicate both potential buyers have changed their minds about purchasing homes, and that some REALTORS avoid showing properties, in the Lake Forest area. Recognition that the airport issue also has an effect on the area does not deny that the Subject proposal has no impact.

Attached is a copy of the August 20, 1996, letter sent to all of the Supervisors stating our official position on the proposed expansion of the Musick Correctional Facility. Thank you for considering our reasons to reject this portion of the Environmental Impact Report.

VICE-PRESIDENT DARLENE HERMAN

PRESIDENT

NANCY HUNT

SECRETARY/TREASURER

DIRECTORS

HTROMINION
AMBEHS BALLAG
AMBAH BALLAG
HEAN MOT

COUNCIL SOUTH
NANCY HUNT
DON REACHIGER
DAYID SILVER-WESTRICK

COUNCIL EAST BOS LA TOURETTE MIKE ROBERTS PEGGY SLOAN

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COUNCEL WEST RICK HALLA LAN HERKELRATH BOS MARGOLIS

EXECUTIVE VICE-PRESIDENT UZ MORLEY-BMITH August 20, 1996

The Honorable Marian Bergeson Supervisor, 5th District Orange County Board of Supervisors 10 Civic Center Plaza Santa Ana, Ca. 92701

Dear County Supervisor Bergeson:

The Board of Directors of the South Orange County Association of REALTORS seriously considered the proposed expansion of the James A. Musick Correctional Facility, and made the following Resolution:

The South Orange County Association of REALTORS (Association) is opposed to the existence of Major Correctional Facilities in close proximity to homes; and, the Association specifically opposes the proposed expansion of the James A. Musick Correctional Facility; and the Association recommends that the County of Orange Board of Supervisors investigate the relocation of the James A. Musick Correctional Facility.

The more than three thousand members of the Association are dedicated to the preservation of property values and the maintenance of the quality of the community.

Our position on this matter will be communicated to the County of Orange Board of Supervisors, the nine City Councils within our jurisdiction and all REALTOR Associations in Orange County.

Respectfully,

hancy Zhent

Nancy Hunt President 5 0**00**‡10



10/4/96

Dely Mr Farrage we are opposed to expensing the Museils Farility and converting. fit into a maximen security perl. This orten well severely impurt our quality of life and asked to the already terrible conjection in their ores We have level less for Tuesty years and down went our property further devolued. 22781 arel St Olhurgh 22781 arelin St 000511

r. Paul Lannings ounty of Orange ivironmental Project planning 10 North Flower, Room 321 inta Ana, CA. 92702 RECEIVED

OCT 0 7 1996

Environmental & Project Planning

: Draft Environmental Impact Report, No. 564, James A. Musick Jail Expansion and Operation, dated August 22, 1996.

ar Mr. Lannings:

This letter is to outline some of my comments and questions concerning the lft EIR, No. 564, James A. Musick Jail Expansion and Operation, dated August 22, 96.

Where possible, my comments or questions refer to pages within the EIR for ease reference.

- (1) dEIR, No. 564, Section 1.1, Page 3. The report states that the Board of Supervisors rejected the expansion of the Musick facility as a short term solution for jail over-crowding on January 28, 1992. This decision would appear to also include the rejection of the facility as a long term solution as the Board ultimately rejected the recommendation that the state legislative body offer relief from California Environmental Quality Act ("CEQA") for future jail expansion. If the Board's thought was consideration as a long-term facility, why was it not pursued at that time?
- (2) dEIR, No. 564, Section 1.1, Page 5. The purpose of the expansion of the Musick Jail is stated clearly on page 5, paragraph 1, "The Board initiated work on the EIR for expansion of the Musick Jail site, the only site owned by the County with sufficient area for significant expansion" and "The County had to focus on the 100-acre Musick site at that point, due to the inability to acquire a site quickly". Are the site availability and the desire to "act quickly", sufficient reasons for the site selection? Would not a more complete review of the alternatives available be preferable to acting quickly as stated in the dEIR?

- (3) dEIR, No. 564, Page 29 and 32. Page 32, Exhibit 3, is an aerial photo of the immediate vicinity of the proposed expansion site. The aerial photo is not dated, either within the descriptive text on page 29 or on the photo itself. It appears that this is a "historical" photo, used to minimize the amount of current development surrounding the site. Either a recent photo (90 days prior to report date) or a written indication that the photo is not indicative of current and proposed development in the immediate area. The report and photo should have the date of the photos clearly identified.
- delr. No. 564, Section 5.5.1 Page 91. This section addresses the noise levels at the proposed site. The delressumes the MCAS El Toro will be closed. The CNEL noise contour map from 1981 (15 years old) was used in the analysis. More current noise studies are available and need to be considered. Why is there no noise impact analysis assuming a regional airport at El Toro? An excellent illustration of noise impact and flight patterns was published in the Los Angeles Time, September 29, 1996, comparing the current and expected noise levels within the area. It appears dated noise information was used in the analysis.
- delr. No. 564, Section 5.5.1 Page 98. On page 98, the discussion of noise impacts skirts the issue that public policy "prohibits new residential development where aircraft noise exceeds 65 dB CNEL." Since, as illustrated on the noise level exhibit, the project lies within the 70 dB CNEL, the delr changes the definition of jail inmates form a "residential" development to a work related use such as a hospital, hotel, etc. Shouldn't the inmates incarcerated in jail be considered to reside in that location (they are there 24 hours a day), rather than work at that location? Should not the jail facility logically be categorized as a residential use?

The dEIR indicates that no "outside" activity occurs on the site, therefore the site does not fall under the noise restrictions. This is contradictory with the proposed plan which includes an agricultural area within the jail area. The existing noise levels and possible future noise levels need to be addressed using current data, and as a residential use. Changing the definition of a jail from "residential" to "work environment" to skirt the noise impacts and restrictions needs to be reevaluated in the report.

(6) dEIR, No. 564, Section 5.12, Page 184. The report includes the statement, "by the California Code of Regulations 15131, 'The immediate economic or social changes need not be analyzed in any detail greater than necessary to trace the changes of cause and effect." The dEIR does <u>not</u> meet this state mandated guideline as the report fails to provide sufficient detail to trace cause and effect of the jail expansion.

On page 195 the dEIR contains the statement, "The ultimate purpose of any statistical analysis utilized on the basis of collected data is to draw useful conclusions." I agree, unfortunately, inappropriate use of research methodology and poor data quality lead to unreliable conclusions. I believe that the conclusion that there would be no socioeconomic impacts from the jail expansion, indicated in Section 5:12.2 are incorrect and need to be reevaluated, based on the reasons outlined in the next paragraphs.

- (7) dEIR, No. 564, Appendix, Section L. In an dEIR with widespread impacts all consultant reports should be signed. The
 principle of Tarantello & Associates, Dr. R. Tarantello, needs
 to sign the report, accepting legal liability for all opinions,
 conclusions, errors and omissions contained within his
 report. As indicated in the dEIR, a "reviewed by" notation
 by the staff member is not acceptable for a report with
 extensive legal and economic implications. The consulting
 firm preparing the dEIR was negligent in relying upon
 conclusions presented in an unsigned report.
- (8) dEIR, No. 564, Appendix, Section L, Page 4. The purpose of the report appears to be inconsistent with the purpose of the dEIR. The stated purpose of the economic report was to measure changes from the announcement of changes in minimum to maximum security, and not the impacts that expansion of the jail facility and inmate population as is the purpose of the dEIR. Why wasn't the purpose of the economic report to measure the property values from the expansion of the jail, rather than the announcement of the expansion? The purpose of the economic report and purpose of the dEIR appear inconsistent.

- (9) dEIR, No. 564, Appendix, Section L, Page 4. The conclusion states, "the <u>announcement</u> regarding the James A. Musick Jail has not significantly impacted property values." The conclusion relates to the announcement, not jail expansion. Since the statistical basis used in reaching this conclusion related to changes of home prices, Why weren't the users (homebuyers or potential homebuyers) surveyed as to the impact of the <u>announcement</u> of the expansion?
- dEIR, No. 564, Appendix, Section L. There appears to be (10)numerous errors in the application of research methodology and base data contained in the economic report. The time frames used in the analysis included pre-announcement 5/1/95 to 4/23/96, and post-announcement 4/24/96 to 6/24/96. The invalid assumption used in selection of the data set was that home sale closings after the date of the announcement, April 23, 1996, was that buyers knew of the announcement and their purchase decision was affected by the announcement. Anyone familiar with residential purchases knows that a home closing on April 25, 1996, was not purchased based on information made available in two local newspapers on April 24, 1996. The homes closing during the "post announcement" period, where most likely already in escrow, based on information and decisions made 60-90 days prior to the announcement. Were any of the home purchasers interviewed to test the soundness of the selection of the data set? Did any homebuyers know of the announcement? Did any homebuyers make a purchase decision based on the announcement? It appears that the initial data set selection was fatally flawed. Unreliable data sets lead to unreliable conclusions.
- delar, No. 564, Appendix, Section L. Page 7. The residential data set is defined as "single family detached" residences. Yet in the raw data included in the appendix of the economic report, data points from high density "PUD" (Planned Unit Developments) are utilized in the data set. These high density developments are not comparable with single family detached homes and skew the analysis. In addition a "means value analysis", which is the average of the data points, is used in the analysis. For this type of statistical methodology to be useful the data points need to be somewhat homogeneous. Single family homes are not similar, each with numerous unique characteristics.

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A key error in this methodology, which was not considered, is that housing prices vary with the square footage of the home. For example, smaller homes have a higher per square foot price than larger homes. This is caused by declining marginal costs associated with larger homes. additional square foot costs less. Therefore, when trying to apply a "means value analysis" to homes with variable values based on size, the data set can be skewed by the number and size of the homes included. In other words, if one set has more small homes the mean price per square foot will be higher than a data set with the same number of larger homes. This is a major problem with the analysis conducted by Tarantello. They could have compared data sets of similar sized homes over time, but to compare dissimilar size homes over time to determine price changes does not work.

A good example is found in the raw data where a sale used "post-announcement" was at 21917 Erie Lane, a 1,569 square foot home purchased for \$384,000 or \$244.74 per square foot. This home is on the Lake with a high price premium. But it is included in the data set post-announcement which skews the average upward. Had this one sale been eliminated as not relevant, the average would be lower and the conclusion of the entire report may be different. I only give this one example, there are numerous errors in the data set which invalidated the methodology and conclusions.

(11)dEIR, No. 564, Appendix, Section L. Page 14. The errors in the data set selection are evident in the analysis summary. On a table 1, page 16, the variances in the primary area is \$232.63, while the secondary area variance is \$563.95. Was this wide variance considered? Wouldn't such as wide variance in data indicated that the data set was inappropriate or contained errors? In test two, the variances are even larger. It is important to note that the standard deviation for each data set are not included on the summary tables, although they are included in the appendix data. standard deviation for each of the mean values provided are so large that they render the mean values useless. Why doesn't the report indicate the standard deviation from the mean for each data set on the summary table and discuss the reliability of analysis with such high standard deviations?

It is easy to see how the sample composition and large standard deviation (indication of the unreliability of the analysis) lead to unreliable and unsupported conclusions.

- (12) dEIR, No. 564, Appendix, Section L. The same types of methodology errors occur in the industrial analysis. The rental rates of industrial buildings vary by size, so a data set with smaller buildings compared to a set data with larger buildings will have skewed results.
- (13) dEIR, No. 564, Appendix, Section L, Page 28. Broker comments contained in this section provide some insight as to the impacts of the jail expansion. Most brokers comments indicate that the potential users of the buildings were not aware of the jail expansion. Therefore, if they didn't know about the announcement or expansion how can useful conclusions be drawn from the rental rate data? The key to determining the impacts are contained in the comments of the last broker interviewed. The potential tenant did not relocate near the jail site due to concerns about the jail expansion.

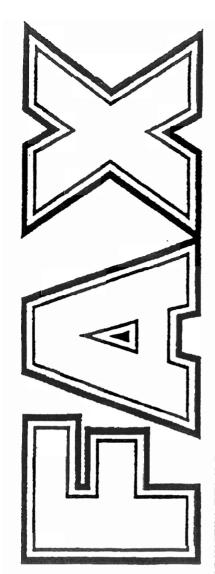
The key in determining cause and effect is to ask the potential and existing industrial users and the potential and recent homebuyers.

(14) I believe that a careful examination of the data contained in the analysis, the methodology and how it was applied, the analysis and conclusions, will show the economic report to be misleading and unreliable in determining the cause and effect of the jail expansion. An economic report using methodology which is appropriate for this type of analysis should be conducted by a firm with research experience, to determine the impact of the jail expansion on the homes and business located nearby.

Thank you for the opportunity to address submit of my comments and questions concerning the dEIR.

Sincerely,

2 Lake forest, CA.



Dr. Acton's Home / Office

FAX: 458-0357 (714)

PHONE: 458-0458 (714)

RANSMITTAL

To: Mr. Paul Lanning

County Planner / Project Manager

Date: 10-6-96

RECEIVED

Pages: 1/1 0CT 07 1996

Environmental & Project Planning

Regarding: Musick Jail

I have lived in Lake Forest for 8 years. My wife and I are VERY opposed to the idea of expanding the minimum security Musick jail into a maximum security facility.

We have had the unfortunate opportunity to experience the environment that a maximum security jail creates. We are not concerned about escapees and feel that is not an issue. However, the sleazy, low priced motels and bail bond offices that develop around jails will not perpetuate a quite, family oriented neighborhood. The people that repeatedly visit prisoners can also help to create a lower class community environment.

Prisons are important but they need to be constructed outside of the community. I am in favor of any bond or tax issue that encourages this, since releasing criminals due to overcrowding is a crime itself.

PLEASE DO NOT MAKE MUSICK A MAXIMUM SECURITY JAIL.

Charles Acton, D.V.M.

21561 Camino Papal

Lake Forest, CA 92630

(714) \$37-5700 BUSINESS (714) 586-5454 RESIDENCE





SUSAN H. MILLER PRESIDENTS CLUS

RECEIVED
OCT 07 1996
Environmental & Project Planning

COLDWELL BANKER
RESIDENTIAL REAL SETATE
ON LAXE MISSION VISJO
27742 VISTA DEL LAGO #1
MISSION VISJO, CA \$2592

October 6, 1996

Paul Lanning Environmental and Project Planning Division County of Orange 300 N. Flower Street Santa Ana, CA 92702-4048

Sent Via FACSIMILE: 834-6132

Dear Mr. Lanning:

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I am writing to you in response to Environmental Impact Report No. 564 - the James A. Musick Jail Expansion and Operation; Relocation of Interim Care Facility; and Southeast Sheriff's Station.

I am writing to you not only as a realtor with Coldwell Banker but also as president of the Serrano Park Community Association, the mearest residential community to the Musick site.

In the report under Item 1.9 and Item 11 various agencies and persons who were contacted were listed; however, no representative from the real estate community and no one from our association was ever contacted regarding this this EIR.

Marcel Fernandez, Regency Real Estate, and I both live and work the area known as Serrano Park. The socioeconomic effects of such a jail expansion on home values were not even considered.

I can tell you that I had written an offer for a buyer on a property on Paseo Pino, which is probably the closest cul-de-sac to the jail. Once she found out about the jail expansion possibility and the related facilities she decided to withdraw her offer, and has since purchased a home in nearby Mission Viejo.

I am not an expert in reviewing EIRs but I can tell you that some long term consideration should have been given on how this expansion will effect the surrounding residences and their resale value.

As association president of the board we did have one of our residents who is an environmental engineer review the EIR. His three pages of comments are also being sent and should be considered part of this letter. We ask for further study of this expension and its horrendous impacts on the surrounding neighborhoods. Barring this, we would ask that the project be denied.

EIR Comments - Susan Miller Page Two

If you should have any questions regarding any of the enclosed comments, please do not hesitate to contact me.

Thank you for your review of our comments. We hope that reason prevails and the county will look to alternate sites for this project.

Sincerely,

Susan H. Miller

Senior Sales Associate

Coldwell Banker

AND

President, Board of Directors Serrano Park Community Assocation

Susan Miller Coldwell Banker 27742 Vista Del Lago #1 Mission Visjo, CA 92692

AND

Susan Miller, President
Serrano Park Community Association
c/o Cardinal Property Management
Telephone: 779-1300
Account Representative: Annette U'Ren

My Telephone Numbers: 837-5700 x362 Office 586-5454 Residence Office

Enclosures: Three Pages of Specific Comments

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Three Pages of Specific Comments Regarding EIR No. 564 EIR Comments - Susan Miller Page Three

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Pg 65, Para 3 (this means third paragraph), Short Term Construction Impact. The EIR states that the particulate emissions are grater than the SCAQMD CEQA Handbook threshold of 150 pounds. The mitigation measures show no evidence (calculations) that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credit should be required. The project will be significant and should be denied.

Pg 68, Para 1, Long Term Regional Lir Quality. The EIR states that the project emissions exceed the SCLQMD threshold of significance for MO₃. The mitigation measures show no qualitative or quantitative evidence that they will reduce the emissions to below significance. Therefore the EIR is in error in Section 5.2.4 in concluding that all impacts would be reduced to a level of insignificant. Full mitigation by either ERCs or RECLAIM credit should be required. Is noted in Table 11, the project will generate more than 600 lbs/day of pollutants. Iny increase in emissions in a county that is nonattainment for all major pollutant is significant. To simply say this is a small percentage of the total county emissions is meaningless and does not delude the impacts. The project will be significant and should be denied.

Section 5.4 considers cross sectional view mostly from nearby Bake and Pacific Ocean Drive. The EIR does not address potential views from prime industrial property to the N and NE, or the residential properties to the NE, and E further away and up on the hills. These area (minimum 1 mile radius) must be analyzed.

The 12 ft block wall only detracts from the nearby view and does 0000521

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not mitigate the inside fences or the buildings. Section 5.4.4. is in error in concluding that no significant effect remain. The project will be significant and should be denied.

Section 5.5 (Noise). The future ADT with project (Table 15) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the increases (decreases) shown in Table 15. If future area ADT decrease, the EIR must clearly show that and not mask the project impacts with other cumulative effect. The change in noise must be shown. It is impossible to add any trips without increasing the noise levels. Section 5.5.4. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Section 5.7. Light, Glare etc. The EIR does not specify the type and more importantly the amount of lighting that will be added. As noted on pg 67, par 1, the project will add 58,584 KWH per day and some of this increase will be lighting. Because this area is less populated than many urban area, it is much more susceptible to increased glare. You cannot logically increase the size of the jail without increasing the lighting. Section 5.7.4. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Section 5.9. Public Safety. Para 2, pg 126 of the EIR states that even if "an increase in crime rate in an area would occur, that vandalism might occur, or that recidivism of inmates might produce more crime, in the overall decision-making process, these are not significant effects under CEOA unless it could also be shown that these effects produce physical changes. I would not live there, neither would my neighbors, neither would my neighbor's neighbor. An exodus by nearby residence would reduce the property values and the area would degenerate, and that would directly cause a physical change to the environment. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

Section 5.10 (Transportation). The future ADT with project (Exhibit 34) does not make sense. There is no way one can add 4,253 trips (Table 22) and justify the nearly no increases shown in Exhibit 33 and 34 (Trabuco N of Bake changes from 42 to 44?). The future ADT does increase because of the project, and the EIR must clearly show that and not mask the project impacts with other cumulative effect or however it was done. The increase in traffic from the project must be shown. It is impossible to increase the size of the jail site without increasing the traffic levels in the surrounding area. The project impact are not clearly shown. Section 5.10.5. is in error in concluding that are no significant impacts. The project will be significant and should be denied.

5.12 Socioeconomic Effects. The chain of events leading to a physical change is simple to see. If the jail expansion were approved, the resale value of the local homes would drastically reduce. This would chance the type of residents and the type of activities throughout the area (land use, traffic pattern, commuting habits, average age of car). It is clear that the type of residence directly impact the physical environment by their activities. I personally know of more than 50 families in this neighborhood that would not have moved had they been informed of the jail expansion (I was not even informed of the existence of the current jail). It is very easy to look on the other side of town, in the next city when looking for a home. Property values would go down, no one can argue that realistically. If the EIR analysis did not detect it, the study is in error. A longer period of analysis is need, a door to door survey must be conducted to conclude anything. The EIR is in error in concluding that are no significant impacts. The project will be significant and should be denied.

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October 1, 1996

RECEIVED

Orange County Planning Department Paul Lamning 10 Civic Center Plaza Santa Ana, CA 92701

OCT 0 7 1996

Environmental & Project Planning

We are writing to voice our formal opposition to the expansion of the Musick Minimum Dear Mr. Lamning: Security Facility into a Maximum Security Jail.

We feel their is no justification in building a maximum security prison so close to a residential neighborhood. We live in this neighborhood and commute as far as Los Angeles and San Diego because we enjoy the quality of life, the strong sense of community, and the family oriented atmosphere of the area. Housing murderers, sex offenders, and armed robbers within 500 yards of local families is an outrage. You will destroy this neighborhood and create another blighted area if you approve this proposal. .

Perhaps you feel we are overreacting. We don't think so. We have friends and family that work as police officers, social workers, defense and prosecuting attorneys, as well as judges throughout the County and all would fight a prison being built in their neighborhoods. Who better to know the implications of a jail down the street from your home than people who work with convicted felons daily?

Doesn't it frighten you when you hear about violence at maximum security facilities? It frightens us. Just last week people were injured and killed during a confrontation between gangs at a maximum security jail in Sacramento. If the proponents for such a jail insist that it is safe...let them build it in their own neighborhood!

For whatever reason, people do not want to live next to a jail...period. According to the Los Angeles Times, local housing prices have drop 8% in the last couple of months due directly to the maximum security facility proposal. Ask the local Realtors what are buyers reactions about a possible jail being built in the area!

Finally, by your actions, its clear that you have very little respect for the average voter. By scheduling the vote on this proposal on the day of the November elections, you really don't care what the local community thinks. We feel we deserve, at the very least, to know where our local candidates stand on this crucial issue before we vote. The date of this vote needs to be changed until after the election.....CHANGE IT!

Sincerely.

per? Box Colleen E. Costello

S () 24472 Via Del Rio Lake Forest, CA 92630

WE ARE OPPOSED TO THE EXTANTON OF THE MUSICK MINIMUM SECURITY FACTI THE PARTY THE PROPERTY OF THE MUSICK MINIMUM. RE OPPOSED TO THE EXTANDUM SECURITY JAIL

OF THE EXTANDING SECURITY INTO A MAXIMUM SECURITY FACILITY INTO A MAXIMUM SECURITY S 17 (a (ascada, N.SM Brad Subert Ste Bu Archer Turner dorcher Tuner 24432 Via DelKic Lala Fores 1 Roberta Fokken Labeta Jakken 24462 Wiedel Ric RONALDE, FORFER HONGLEDE BALL 94462 VIADELRO Dok6 Ebbecke Dyllhe 24522 VIN Del Rio Dok6 Ebbecke Dyllhe LAKE FOROST CA 93630 Baye L. Calcaterra Layet Calcatura 24512 Via del Rio Tathlein & Caso Kathleen A. Paso 24816 Caminovilla Lateria Some Brusho 24592 1/4 DELPRIO ELTE Susan Morper Ousen Dage 21402 Windled Linkaledness on-south Endo 24622 Via Del Rio L. F Glib 926385 Afaro, Afferd 2545 VIA INVIERNO LAKE FOREST

WE ARE OPPOSED TO THE EXPANSION OF THE MUSICK MINIMUM SECURITY FACILITY INTO A MAXIMUM SECURITY JAIL

Cul Brune 24194 Via Secrete, Lake Fruit LEZ445 ZVIA DEL BIO. LF 92630 Sean Hillespi 24382 Culle Reguero, Lake Forest Sharon a Wookey 34401 Calle Pequeno Late Forest Dy 1 With 24401 Will Regions like Forest Archan J. March 2439/ CALLE PEQUENO LAKE FOREST d. 3pp 27592 calle Reguero, CF 92630 Daring P. Duglley 27322 Fra Burgos MV 92641 Ty Mulan 24478 copper cliff CT. LAKE FOREST 9263 Faren Cawley 34815 BENT TREE LN LAKE FOREST 9263 Barbara Dono 22176 TAMA DK LF 92630 Hui A. Falan 24482 VIA OIL RIO 92636 Stephanillalle 21432 Collede 0 10 92630 Show Pew 21422 Celle de & James D. Planes To Janu N. Prace bri Werst 21412 Calle de Bro Lt Forest

October 7, 1996

OCT 07 1996
Environmental & Project Planning

Paul Lanning, Project Manager Environmental and Project Planning . 300 N. Flower Street, Room #321 P. O. Box 4048 Santa Ana, CA 92702

Dear Mr. Lanning:

Re: Musick Jail Expansion DEIR

We have reviewed the subject DEIR and appendices and have enclosed our comments and recommendations on technical issues in two separate sections. It is our understanding that it is the County's objective to design jail buildings to look less institutional and more like office or modern official industrial buildings. Most of our recommendations involve design requirements which would better ensure visual compatibility with the surrounding community and our Spectrum business complex.

This response to the DEIR should not be interpreted as support for or opposition to the expansion of the facility. We recognize that this location has generated substantial opposition in the surrounding community. We also fully appreciate the important objective of addressing the public safety issue of over-crowded jall facilities. It is our hope that the EIR process will provide a factual foundation upon which elected policy makers can make an informed final decision.

Thank you for this opportunity to participate in the review process.

Very truly yours,

R. J. Cermak Senior Director

Urban Planning and Design

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SECTION INVINE COMPANY COMMENTS ON MUSICK JAIL EXPANSION DEIR

	EIR Page #	Comments/Recommendations
3	p. 73	Mitigation Measure 29 - Recommend language be expanded to require bus shelters that match the bus shelters in Irvine Spectrum, which have a white horizontal roof, screened solar collectors, and no advertising.
4	p. 80	Exhibit 14 Section Reference Map - Recommend a cross-section be added through the south boundary to confirm that building setbacks are no less than ten (10) feet, and building heights are no greater than forty (40) feet at the setback line as required for the adjacent Irvine Spectrum property. Buildings greater than forty (40) feet high should be set back at least 20 feet from the property line. Landscaping and wall/fence locations should also be identified in the section.
5	p. 81	Mitigation Measure 31 - Recommend added language to require that the landscape plan includes a) landscaping along street frontages to be coordinated with the existing landscape treatments along Alton Parkway and Bake Parkway, using the same plant types. b) a landscaping concept providing a clean, contemporary visual appearance rather than a dramatic individual statement. c) one tree type should dominate, with accents only at project entries.
6	p. 83	Exhibit 16 Conceptual Wall/Fence Sketch - Recommend a minimum dimension of thirty-eight (38) feet from street curb to perimeter wall be added to the diagram for the combined width of the "walk" plus "landscape buffer" along Alton Parkway.
7	p. 84 ՉՇՇՆ	Mitigation Measure 32 - Recommend language be revised to read: "All new buildings at the Musick Jail visible to the public offsite shall be constructed with an "office-appearing" facade. Individual buildings should be one single color within an overall neutral monochromatic color scheme for the site. Roof designs should be non-distinctive forms in neutral colors. Exterior mechanical equipment, including HVAC, electrical equipment, storage tanks, satellite dishes and telecommunications hardware should be screened from off-site views. Equipment screening should be fully integrated into the architectural design of the building and of the same or similar materials and colors.
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p. 172

A mitigation should be added to require the preparation of a Transportation Management Plan pursuant to the County Transportation Demand Management Ordinance.

in these programs.

Toro Road fee programs). Modify language to require participation

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SECTION II IRVINE COMPANY COMMENTS ON TRAFFIC STUDY IN THE APPENDIX OF THE DEIR

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The long range peak hour traffic forecasts utilized a South County Sub-area model. Page I-4 indicated that some adjustments were made to correlate with the El Toro Sub-area Model which was used for ADT forecasts. Documentation should be provided regarding the nature of these adjustments to determine their reasonableness.

16

The traffic study does not incorporate any Reuse Plans for MCAS (El Toro). It seems that additional traffic runs should be performed to understand the cumulative impacts of the Musick Jail expansion in combination with the preferred El Toro Reuse plan. In this context, a mitigation measure should be included to assure this project's fair share participation in mitigating the cumulative impacts of this use with the adopted El Toro Reuse plan.

17

The interim year analysis which was used as the basis of determining interim year mitigation measures has assumed the extension of Alton Parkway east of Irvine Blvd. The DEIR discusses in various locations the possibility that this extension might be delayed for various reasons. As such, an additional interim analysis should be performed to determine necessary mitigation measure should the extension be delayed.

18

No funding sources for assumed interim year improvements are shown in Table II-2. If specific committed funding sources for these improvements can not be identified, these improvements should not be assumed as constructed in the interim traffic analysis.

19

Four Intersections are identified for improvement with Spectrum. Impacts to any landscaping or entry treatments at these intersections should be addressed.

186600

Al Gamarra 21902 Sioux Dr. Lake Forest, CA 92630

October 7, 1996

Mr. Paul Lanning
Environmental & Project Planning
300 N. Flower St., Rm. 321
Santa Ana., CA 92702

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OCT 07 1996

Environmental & Project Planning

Dear Mr. Lanning:

I apologize for submitting my comments on the Musick Draft EIR #564 by fax but due to the short period of response time given it was the only way I could get them to you by today. I have attended both the Scoping and public meeting on the draft EIR held at El Toro High School and appreciate you coming to Lake Forest to present information and receive comments. I know it is a not an easy situation to be in. I will keep my comments fairly general and will not be able to reference specific sections of the EIR since I could only review a loaned copy.

- The preparation, review and comment periods were too short. I am not sure how this EIR lines up against similar ones in terms of schedule but I believe the schedule was overly aggressive and that a thorough research of the facts did not occur. In reviewing the history of the Musick facility I find it ironic that it took almost 15 years to open the facility from the time it was initially proposed as a jail farm but has taken only 3 months to research essentially the building of a new jail which will negatively affect the surrounding community.
- The EIR did not take into account latest traffic statistics (especially for Bake Pkwy) or the El Toro Reuse EIR. It is difficult to mitigate relevant facts that are not included in the EIR.
 - The study period to determine the effect of the jail on property values was too short and flawed. It could not determine the impact of the proposed jail expansion because as many people have indicated those properties were already in escrow. The latest LA Times home sales survey indicates that Lake Forest properties have declined.
 - Alternate jail site proposals do not take into account the possibility of using the El Toro Marine base for a jail. Although Sheriff Gates request for 200 acres was turned down no one has indicated what property could be available. The Governor's Office of Planning and Research has cited that several closed bases are being used for Federal prisons so why not county jails. This would be a very desirable use for the El Toro base and would meet with little resistance.

- A detailed explanation of the how the intake and release facility would operate is needed. At what times are the inmates released, are they given any money, how do they secure transportation, etc.,.. These is a extremely important process that needs to be specifically defined especially since the rate of released young criminals becoming repeat offenders is so high. I also take exception with Sheriff Gates comments that the facility is needed due to the 18,000 bookings which have occurred within a 10 mile radius of the facility. 15,000 of those bookings were misdemeanors and cannot compare with the number of bookings or higher percentage of violent crime and felony bookings associated with an urban facility like Theo Lacy. Sheriff Gates should be ashamed of himself.
- I would like to see a detailed analysis done on why the Musick facility cannot be sold and the proceeds used to secure an alternate jail site away from residential communities. There was some short comment made in the EIR that the facility was used as collateral in the most recent bond sales. I would, however, like this judgment to be rendered by someone directly involved in the county's finance (County Controller or Auditor).

I have only been a resident of Lake Forest for one year. In the short time here our family has managed to setup some roots. We are actively involved in our children's schools, the AYSO soccer program and our church. We enjoy the sense of community and feel we have a very safe environment for our children to grow up in. I can tell you that the impact of this jail will be severe. The consultant you contracted to do the study on property values belittled homeowners by saying that the jail was an emotional issue that would have very little economic impact. Well I am not sure what planet your consultant lives on but buying a home is an emotional decision. If the jail goes through our decision will be to leave Lake Forest and more importantly perhaps Orange County. Both my wife and I are degreed professionals in demand. Getting another job will not be difficult. The more important question is how many people like us can Orange County afford to alienate. Once you begin losing skilled workers the economic base starts to die.

Sincerely,

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Al Gamarra

Lake Forest Homeowner

 ∞ :

Supervisor D. Saltarelli

Supervisor M. Bergeson

Supervisor J. Silva

Supervisor R. Stanton

Supervisor B. Steiner

Mr. Paul Lanning Environmental & Project Planning Department County of Orange 300 N. Flower St., Room 321 Santa Ana. CA 92702

By Facsimile

RECEIVED

OCT 07 1996

Environment 2 Project Planning

RE: WRITTEN COMMENTS TO EIR #564

Dear Mr. Lanning:

Draft EIR #564, as it currently stands, is inadequate for basing a sound decision on. Instead of presenting as much data as possible from all sides of each issue, it clearly shows a bias that makes it unuseable. To site just a few examples:

- 3.2, Statement of Need. Table 3 on P. 22 & 23 Shows type of offense booked for, not sentenced for, excludes average number of days released early; leaves out the other • 5,822 inmates released early. On P. 23 talks about 882 criminals released early and arrested on new charges during time would have been in jail - excludes any comparison to those released at full term who committed new crimes within a similar time period following their release (maybe it's significantly lower for those on early release and they would have done it at the end of a full sentence anyway). Another review of the numbers presented on P. 26 - 28 shows that if you subtract out Tustin, Orange, Newport Beach and UCI (as the EIR suggests), then subtract out another 20% (70% are in on felonies and 30% of appearances for the 70% are trials in Superior Court), you end up with approximately 15% of the full 71,814 going to court in south county (versus over 69% of the total beds needed in 2006 being in south county - 7572 of 10,911. This, in fact, is in opposition to the EIR's reasoning that the inmates would be closer to their appropriate court to facilitate transportation. There are also no statistics along with those in Table 6 showing how many of those booked were convicted and sentenced, or where those booked live (versus where they go to commit a crime). The statement on P. 27 that "This data strongly suggest that the Musick Jail Expansion is situated appropriately for serving the population of inmates from which the public desires protection." is without statistical validity, pure fabrication.
- 5.9.1. Environmental Setting. The EIR just whizzes past the 1:10 staff-to-inmate ratio with a comment about better training and quality. Does that make it equal to 1:4? What is the recommended and actual for facilities of similar size and inmate population?
 - 5.12, Socioeconomic Effects. A study of home prices for 3 months following the announcement of a possible jail (versus the actual building of one) and studies of the area around the Theo Lacy facility are all the studies that could be found? I doubt it.

;unt¦d)

On P. 7 of the EIR it states that you don't need to heed my comments or objections, but it does state that your decision must be "supported by substantial evidence.". This draft EIR does not qualify as substantial evidence.

Sincerely,

Joseph G. Hower 24646 Via Del Rio Lake Forest, CA 92630

CREGUE

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SHERIFF-CORONER DEPARTMENT COUNTY OF ORANGE CALIFORNIA

BRAD GATES SHERIFF-CORONER

SERVING THE UNINCORPORATED AREAS OF ORANGE COUNTY AND THE CITIES OF:

OFFICE OF SHERIFF-CORONER

RAUL RAMOS UNDERSHERIFF

DANA POINT LAGUNA HILLS LAGUNA NIGUEL LAKE FOREST MISSION VIEJO

SAN CLEMENTE SAN JUAN CAPISTRANO STANTON VILLA PARK ASSISTANT SHERIFFS
JOHN HEWITT
JERRY KRANS
DENNIS LADUCER
DOUG STORM

October 7, 1996

RECEIVED

OCT 07 1996

Paul Lanning, Project Manager Environmental & Project Planning Division 300 N. Flower St., Room 321 Santa Ana, CA 92702

Environmental & Project Planning

Subject: Draft Environmental Impact Report #564 for the Expansion of the James A.

Musick Facility, Relocation of Interim Care Facility, and new Sheriff's

Southeast Station

Dear Mr. Lanning:

As a responsible agency, the Sheriff's Department has conducted a thorough review of draft EIR 564 for the proposed expansion of the James A. Musick Facility, relocation of Interim Care Facility, and new Sheriff's Southeast Station. As you are well aware, the Sheriff's Department has been actively involved from the beginning in the preparation of this EIR. We have provided input and review at every stage of the preparation and review process.

Because we have been actively reviewing the document throughout it's preparation, our comments now are relatively few. My staff and I have reviewed all the proposed mitigation measures contained in the EIR and are in agreement with them and will abide by their directives.

Our ability to alleviate the overcrowding crisis that exists in the jail system today depends in a large part on our ability to add an adequate number of maximum security beds to house the increasing number of high risk, maximum security inmates entering the jail system. This is where our greatest need has been and continues to be. As of August 1996 the Orange County jail system was operating at 138.6% of its capacity. As a result of the "Three Strikes and You're Out" legislation in which inmates face the possibility of life in prison for conviction of a third felony offense, inmates are choosing to go to trial instead of plea bargaining. Because of this, the time that an inmate stays in jail awaiting trial has significantly increased resulting in sentenced inmates having to be released early to make room for incoming arrestees. There are just not enough beds for all the inmates entering

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the jail system. Additionally, many of the criminals that are released early from their sentences are going out and committing new crimes in the community during the time they should have been in jail serving time for their previous crimes. The number of inmates in 1996 who have been released early and committed new crimes during the time they should have still been in jail from their previous offense is on tract for the number of crimes committed last year - close to 900. Orange County will soon be attracting more and more criminals to our communities who will view Orange County as a place where if you commit a crime and get caught you probably won't have to serve your full court imposed sentence. Is this really the message the people of Orange County want to send?

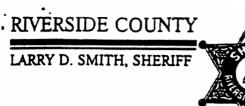
We look forward to the successful completion of this environmental review period and the ultimate certification of the EIR. Thank you again for the opportunity to participate in this process.

Sincerely,

BRAD GATES

Sheriff-Coroner

BG:km





P.O. BOX 512 • RIVERSIDE, CALIFORNIA 92502 • (909) 275-2400 • FAX (909) 275-2428

September 16, 1996

Jerry Krans Assistant Sheriff, Corrections Orange County Sheriff Coroner 550 North Flower Street Santa Ana, CA 92702-0499

Dear Mr. Krans.

This letter is in response to your request reference possible inmate beds available in Riverside County for out-of-county inmates. Like many correction facilities in California we are under a federal court order to reduce over crowding. Therefore, at this time, we do not have any beds available for out-of- County inmates.

We do not foresee any bed space becoming available in the near future. If we can be of further assistance or if you have additional questions please contact me.

Sincerely yours.

CHARLOTTE BOYTOR, CHIEF DEPUTY

Corrections Division

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388800

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MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Robert L. Richardson
COUNCILMEMBERS
Tony Espinoza
Thomas E. Lutz
Patricia A. McGulgan
Lisa Mills
Ted R Moreno



Santa Ana, California 92702 Fax (714) 973-1461 CITY MANAGER
David N. Ream
CITY ATTORNEY
Joseph W. Fletcher
CLERK OF THE COUNCIL
Janice C. Guy

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OCT 0 7 1996

Environmental & Project Planning

October 7, 1996

Mr. Paul Lanning County of Orange Environmental and Project Planning Division P.O. Box 4048 Santa Ana, CA 92702

RE: COMMENTS ON DEIR NO. 564; EXPANSION OF EXISTING JAMES A. MUSICK JAIL FACILITY

Dear Mr. Lanning:

The purpose of this letter is to express our agency's comments on the Draft Environmental Impact Report (EIR) for the proposed expansion of the James A. Musick Jail Facility located at 13502 Musick Drive in the City of Irvine. The proposed project includes the expansion of the existing jail from approximately 1,200 plus inmates to a maximum of 7,584 inmates.

The EIR includes two alternatives within the City of Santa Ana: 1) expansion of the Main Jail complex in the Civic Center; and 2) release of maximum security inmates at the Intake and Release Center in Santa Ana. We strongly concur with the conclusion in the EIR that implementation of either alternative would be infeasible given the short term and critical nature of bringing jail beds online.

From Santa Ana's perspective, expansion of the Main Jail complex by an additional 3,250 inmates would be inappropriate based upon the following preliminary analysis:

Land Use Incompatibility

The proposed alternative to expand the Main Jail complex would disrupt the physical arrangement of established neighborhoods to the immediate north, east and west. The City considers this impact both significant and adverse.

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Mr. Paul Lanning Comments on DEIR No. 564 October 7, 1996 Page 2 of 3

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Cumulative Loss of Housing

In order to expand the existing County jail facility in Santa Ana, the acquisition of land between the facility and Bristol Street would be necessary. This area is an established residential neighborhood and the acquisition of this land would result in significant displacement impacts. Additionally, this acquisition would contribute to the cumulative loss of housing in an area that is currently experiencing overcrowding conditions. If this alternative was to be implemented, a detailed displacement analysis would be warranted as well as a study of the impact to housing facilities in the City of Santa Ana. The City would be opposed to any alternative that would reduce our existing housing stock.

Wastewater Facilities

The City of Santa Ana Public Works Agency has indicated that the proposed alternative to expand the Main Jail complex would have adverse impacts to the existing sewer system serving that area. The existing trunk system in Bristol Street would require substantial upgrades in order to accommodate the expansion. If this alternative was to be implemented, a detailed sewer study would be warranted to determine the extent of improvements required. The Public Works Agency anticipates extremely high costs would be associated with these improvements. Additionally, coordination with the Orange County Sanitation District would be necessary. The City has no future plans to upgrade the sewer serving this area.

Drainage Pacilities

The Public Works Agency has indicated that there is insufficient drainage capacity to accommodate the requirements of an expansion. Improvements would be necessary to extend the McFadden Avenue Storm Drain northward towards Fifth Street. If this alternative was to be implemented, a detailed drainage analysis would be required.

In summary, given the extremely high cost of expansion of the Main Jail complex, the extensive time delay and the significant infrastructure constraints which exist, this site does not meet the County's objective of providing jail beds in the near future.

Mr. Paul Lanning Comments on DEIR No. 564 October 7, 1996 Page 3 of 3

Additionally, based on the 1994 amended California Environmental Quality Act (CEQA) guidelines, Section 15126, Subdivision (d)(5), a key factor in an off-site alternative analysis is whether any of the significant effects of the project would be avoided or substantially lessened. The EIR documents that with mitigation, all potential impacts at the Musick Jail Facility are reduced to levels of insignificance. Due to its relatively remote location, no housing or displacement impacts would occur if the jail were constructed at this location. Conversely, this impact would be significant and adverse with implementation of the Santa Ana site alternative.

Second, we concur in the assessment that the transport and release of Musick Facility inmates at the Intake and Release Center in Santa Ana is unwarranted and infeasible. Should this alternative be considered, it is expected that appropriate mitigation measures would be developed to address the increased traffic, parking demand, maintenance and security issues related to additional activity in the Santa Ana Civic Center Complex.

We would appreciate your continued efforts to keep us informed on the status of the project approval and EIR certification. If you have any questions, please contact Maya DeRosa, Environmental Coordinator, at (714) 667-2792.

Sincerely,

Robyn Uptegraff

Executive Director

RU:MD:tr

c: City Manager



Community Development Department

City of Tustin

October 7, 1996 300 Centennial Way
Tustin, CA 92780

Mr. Paul Lanning
Environmental Planning Division
Orange County Environmental Management Agency
P.O. Box 4048

Director (714) 573-3031

Planning & Zoning Info.

Santa Ana, California 92702-4048

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(714) 573-3140

Subject: Musick Branch Jail Expansion Draft Environmental Impact Report (DEIR) Building (714) 573-3131 (714) 573-3132

Dear Mr. Lanning:

Housing (714) 573-3117

Thank you for your letter dated August 21, 1996, regarding the availability of the Musick Branch Jail DEIR. The letter noted that the DEIR would describe MCAS Tustin as an alternative site for the preferred project.

Code Enforcement (714) 573-3134

Business License (714) 573-3144

Inspection Requests (714) 573-3141

Graffiti Hot Line (714) 573-3111

FAX Machine (714) 573-3113

On October 19, 1994, and June 23, 1995, the City of Tustin sent comment letters to the County of Orange stating our objections to any reference to MCAS Tustin as a reasonable and achievable alternative site for the Theo Lacy Jail Expansion. As we commented previously, the possibility of locating the proposed jail facility expansion at MCAS Tustin was rejected by the Tustin Base Closure Task Force and formally opposed by resolutions adopted by the Cities of Tustin and Irvine (see attached). As a result, the County adopted the Final EIR for the Theo Lacy Jail Expansion which rejected the alternative site at MCAS Tustin and acknowledged the infeasibility of this location.

Similar to our comments on the Theo Lacy Jail expansion, identifying MCAS Tustin as an alternative site for the Musick Branch Jail expansion is equally unrealistic and infeasible. As you may know, the MCAS Tustin Reuse Plan was recently recommended for approval by the Tustin Base Closure Task Force and will be considered for adoption by the City Council, acting as the Local Redevelopment Authority, later this year. The Reuse Plan does not contain areas that would be compatible for a jail facility nor would there be support for revisions that would allow future entitlement of a jail facility at MCAS Tustin. In addition, the Base Closure Task Force completed the approval process for all of the public

Mr. Paul Lanning October 7, 1996 Page 2

benefit conveyances that will be transferred to State and local agencies at MCAS Tustin. There is no further opportunity for the County to obtain additional sites through the public conveyance process.

(Conf'd)

Given the political, jurisdictional, and regulatory obstacles involved in obtaining entitlement for any jail facility at MCAS Tustin, we do not believe that this alternative is reasonable or feasible. The County itself, by rejecting the MCAS Tustin as an alternative site for the Theo Lacy Jail Expansion, acknowledged the infeasibility of this location for a jail facility. As such, we strongly oppose any reference to MCAS Tustin as an alternative site for the Musick Branch Jail expansion and request that the County remove it from the DEIR.

If you have any questions or concerns, please call Rita Westfield, Assistant Community Development Director, at (714) 573-3109.

Sincerely,

Elizabeth A. Binsack

Community Development Director

CC: Thomas B. Mathews, County of Orange
George Britton, County of Orange
William Huston, City of Tustin
Christine A. Shingleton, City of Tustin
Dana Ogdon, City of Tustin
Rita Westfield, City of Tustin
Karen Peterson, City of Tustin

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RESOLUTION NO. 92-154

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUSTIN, CALIFORNIA, STATING THE COUNCIL'S VEHENCENT OPPOSITION TO ANY PROPOSAL TO LOCATE A CORRECTIONAL FACILITY AT THE MARINE CORPS AIR STATION-TUSTIN

The City Council of the City of Tustin, California, DOES HEREBY RESCLVE as follows:

WHEREAS, the United States Congress and the President of the United States has determined that the Marine Corps Air Station (MCAS), Tustin, is surplus to the needs of the military, required the base operations to be relocated and directed the disposal of the Base property according to existing Base Closure Law; and

WHEREAS, Base Closure Law provides that the property be offered to a succession of entities, including other federal agencies, Homeless organizations, and State, County and local governments prior to making it available to private interest; and

WHEREAS, on October 30, 1992, the Department of the Navy began its disposition process by advertising MCAS-Tustin property availability to interested federal agencies. Through that process, the U.S. Department of Justice-Bureau of Prisons has transmitted a proposal to obtain a below market-value interest in a portion of the Base property for the specific purpose of locating a federal correctional facility within MCAS-Tustin. In addition, the Orange County Sheriff's Department has also made specific inquiries about the feasibility of a County jail facility on the site; and

WHEREAS, the City of Tustin has appointed a 17 member Base Closure Task Force comprised of the U.S. Marine Corps, community leaders from the City of Tustin, the County of Orange, the City of Irvine and the City of Santa Ana, to consider issues pertaining to the future reuse of MCAS-Tustin. On December 15, 1992, the Base Closure Task Force formally voiced its direct opposition to any future reuse of the Base property for any type of correctional facility; and

WHEREAS, upon learning of the proposal for a correctional facility, the Base Closure Task Force immediately put forward and approved a motion to formally inform the Tustin City Council, the Department of the Navy, the United States Marine Corps, the U.S. Justice Department, the Federal Bureau of Prisons, the Orange County Board of Supervisors, the Orange County Sheriff's Department and our Legislative representatives in the State including Assemblypersons Tom Umberg, Mickey Conroy, Doris Allen, Nolan Frizzelle, Senator Marian Bergeson, Senator John Lewis and in Washington including Congressman Dornan and Cox and Senator Feinstein and Senator-Elect Boxer of

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Resolution No. 92-154 Page 2

the community's opposition to any siting of any correctional facility within MCAS-Tustin. Motion passed by a vote of 15 ayes, 1 abstention, with one member failing to vote.

NOW THEREFORE, the City Council of the City of Tustin hereby resolves as follows:

- 1. The City of Tustin City Council shares the concern of the Base Closure Task Force regarding this matter and also vehemently opposes any siting of any County, State or Federal correctional facility at the MCASTustin property.
- 2. The City Manager is hereby directed to formally forward to the agencies noted above and any others, the Base Closure Task Force and City Council's adamant opposition to the siting of any kind of correctional facility at the MCAS-Tustin property.

PASSED and ADOPTED by the City Council of Tustin this 21st day of December, 1992.

LESLIE ANNE PONTIOUS

Mayor

MARY E. WYNN

erty Clerk

City of Tustin RESOLUTION CERTIFICATION

STATE OF CALIFORNIA)	
COUNTY OF ORANGE)	88
CITY OF TUSTIN)	

RESOLUTION NO. 92-154

Mary E. Wynn, City Clerk and ex-officio Clerk of the City Council of the City of Tustin, California, does hereby certify that the whole number of the members of the City Council is five; that the above and foregoing resolution was passed and adopted at a regular meeting of the City Council held on the 21st day of December, 1992, by the following vote:

COUNCILMEMBER AYES: Pontious, Potts, Puckett, Saltarelli, Thomas

COUNCILMEMBER NOES: None
COUNCILMEMBER ABSTAINED: None
COUNCILMEMBER ABSENT: None

Valerie Whiteman, Chief. Deputy City Clerk

for Mary E. Wynn, City Clerk

LA 246
Greetings from Landaugues
A clear day in the "Smog Capital" of the
West Coast brings a smile to residents.

M. Power Giacoletti 21142 Carrada Road 28 Lake Forest Carrings

ORANGE COUNTY HAS POSTCARDS

no more oranges; Butes
Does out do L.A. on

a DAILY BASIS WITH

POLLUTION. WE DO NOT

NEED MORE OF ANYTHING

THAT WILL INCREASE

TRAFFIC. NO JA

(619) 481-4200 PHOTO: JEFF BROWN ANY OTHER EXPANSION

PAUL LANNING

300 N. FLOWERST

3Rd Floor P.O. Box 4048

SAMTA AM 92702
RECEIVE

JAY & TINA

Oct 7,1996

Dear Hr Langing

It seems that Lake Forest has been the pawn in a very political game going on in Orange County. Most of us who live here came to raise our families. We are all in fear of what could happen if the Musick Jail facilities are expanded. I am mostly scared of the integrity of the people who associate with the inmates and the values they will bring into our city when they visit here. Many would probably move here.

Its also repulsive to imagine the unsightly building surrounded by barbwire and the "new view" many homeowners in our community will have. What will this do to our property values? How will it affect

our children?

Concerned & Scared

(ACCOUNT

Christine ascherberg 000547 21821 Twinford drive

CITY OF LAKE FOREST COMMENTS ON COUNTY OF ORANGE DRAFT ENVIRONMENTAL IMPACT REPORT 564

October 7, 1996

TAGGUE